



471 Lees Road, Salem, Oldham, OL4 3AF

£129,950

IDEAL FIRST PURCHASE | FULLY MODERNISED | NO CHAIN | TWO DOUBLE BEDROOMS | VIEWING ADVISED |
The house on Lees Road comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC and landing. There is a small forecourt and large enclosed yard to rear with a decked patio area. Close to local amenities and public transport.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

LOUNGE

13'6" x 14'5" (4.12 x 4.40)



KITCHEN DINER

10'6" 9'10" (3.22 3.01)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob, electric oven and extractor. Integrated fridge and freezer. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

13'5" x 8'6" (4.10 x 2.60)



To the front.

BEDROOM TWO

10'7" x 10'4" (3.25 x 3.15)



To rear.

BATHROOM & WC

8'5" x 5'4" (2.57 x 1.65)



Three piece white suite, shower over the bath and shower screen, fully tiled.

LANDING

EXTERNALLY



Small forecourt, large enclosed courtyard to rear with a decked patio.

SERVICES -

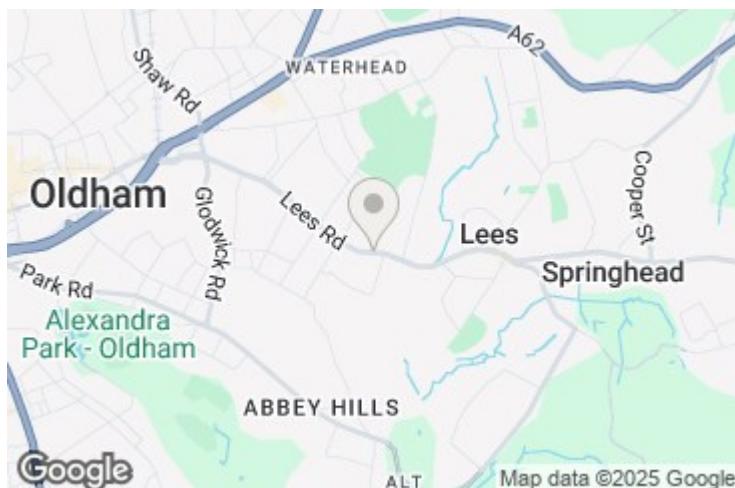
All main services are installed.

IMPORTANT NOTICE -

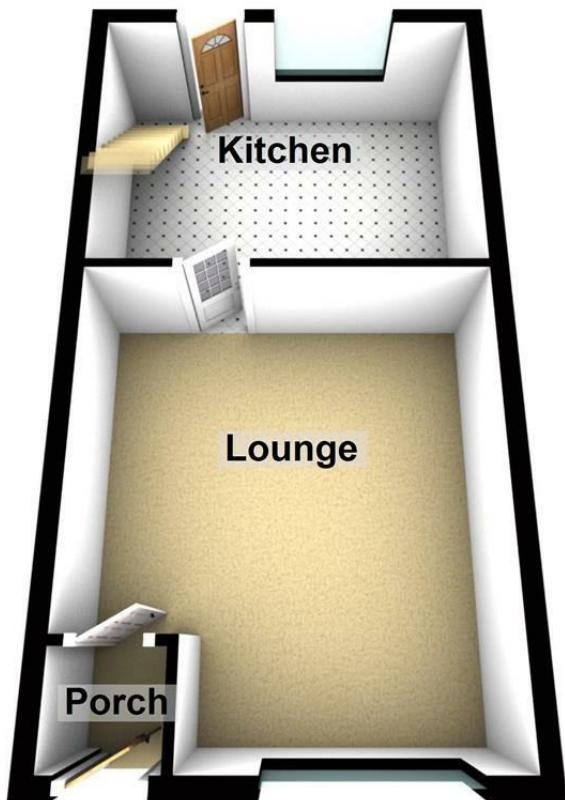
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor

