



31 Smith Street, Lees, Oldham, OL4 3NQ

£169,950

SEMI DETACHED HOUSE | TWO BEDROOMS | NO CHAIN | SUIT FIRSTTIME BUYER | FREEHOLD |

The house on Smith Street comprises of a porch, lounge, kitchen diner, two bedrooms, bathroom and WC and landing. The outside reveal a forecourt and attractive rear courtyard. Close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

12'2" x 14'8" (3.72 x 4.49)



KITCHEN DINER

12'2" x 11'4" (3.73 x 3.46)



Single drainer, one and a half bowl, stainless steel sink unit. Electric hob, oven and extractor. A range of wall and base units with worktops and splash back.

FIRST FLOOR

BEDROOM ONE

12'3" x 9'1" (3.75 x 2.79)



BEDROOM TWO

7'8" x 8'5" (2.35 x 2.59)



BATHROOM & WC

3'10" x 11'4" (1.18 x 3.46)



Three piece white suite, shower cubicle and shower, tiling.

LANDING

Loft access.

EXTERNALLY



Forecourt and enclosed court yard to rear.

SERVICES -

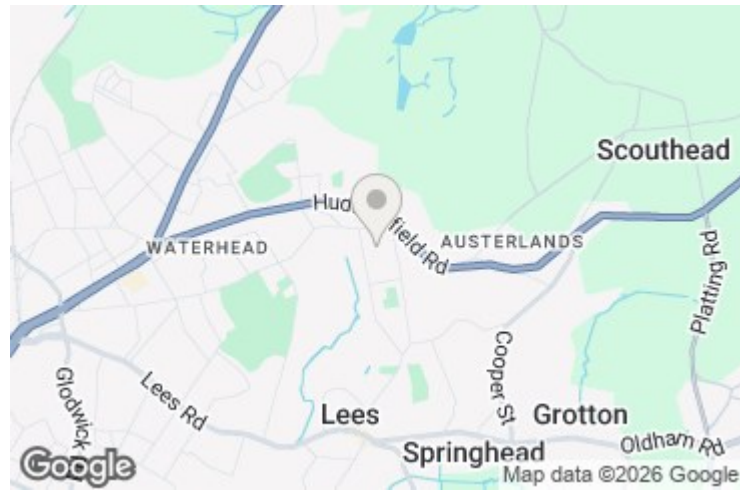
All main services are installed.

IMPORTANT NOTICE -

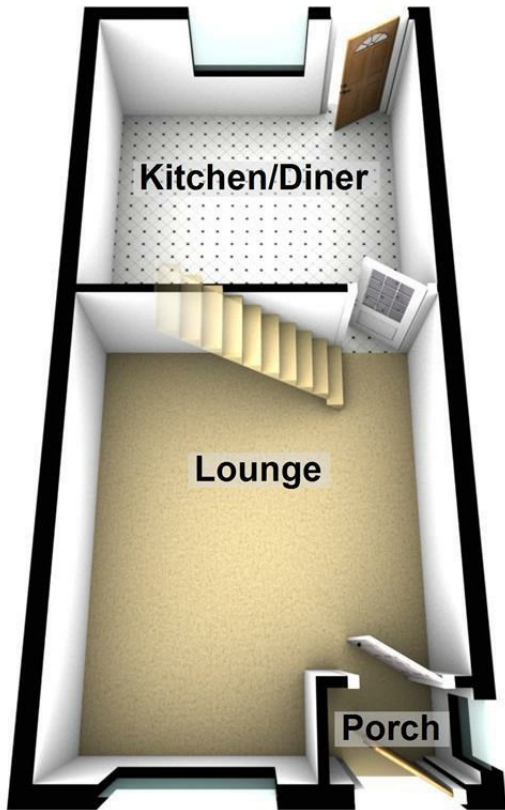
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

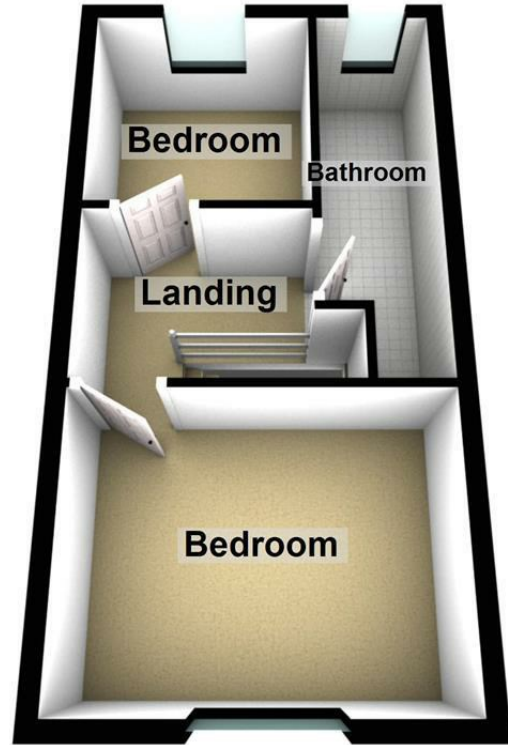
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	