



**11 Weavers Fold, Lees, Oldham, OL4 3FQ**  
**£260,000**

## The Property Perspective

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PERSPECTIVE

Situated within the attractive and highly regarded area of Lees, Weavers Fold forms part of a modern residential development popular with families and professionals alike. The property enjoys convenient access to a range of local shops, supermarkets, cafés and leisure facilities, alongside well-regarded local schools including St Edward's RC School and nearby primary options. Excellent transport links provide easy access into Oldham and Manchester, while surrounding countryside, parks and scenic walking routes around the Pennines offer plenty of opportunities for outdoor recreation. This location perfectly combines suburban convenience with access to green open spaces.

This well-presented end terrace home offers spacious accommodation across three floors and benefits from a particularly generous rear and side garden. The ground floor comprises an entrance porch leading into a welcoming living room featuring stylish LVT flooring, under-stairs storage and an electric fire, while the kitchen/diner to the rear offers integrated appliances and double doors opening onto the garden. A convenient ground floor WC completes the layout. To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite and over-bath shower, while the impressive second floor hosts a spacious fourth bedroom complete with fitted wardrobes, eaves storage and additional storage space. Externally, the property boasts a fantastic outdoor space with artificial lawn, raised flower beds, decking, gravelled seating areas and a shed, making it ideal for entertaining and family living.

### Front

Parking space for one.

### GROUND FLOOR

**Entrance Porch 4'3" x 3'11" (1.3m x 1.2m)**

**Lounge 16'0" x 13'5" (4.9m x 4.1m)**

LVT flooring, stairs to first floor, storage cupboard under stairs, window to front, electric fire, painted walls, radiator

**Kitchen/Diner 13'5" x 9'2" (4.1m x 2.8m)**

Wall mounted and base units, integrated double oven, washing machine, fridge/freezer, lino flooring, double doors to garden, window to rear, painted walls, radiator.

**WC 4'7" x 3'7" (1.4m x 1.1m)**

Toilet, sink, lino flooring, radiator, painted walls and tiled walls.

### FIRST FLOOR

**Bedroom 13'5" x 7'6" (4.1m x 2.3m)**

Front facing, carpet, painted and wood panel feature walls, 2 x windows to front, radiator.

**Bedroom 11'5" x 6'6" (3.5m x 2m)**

Rear facing, window to rear, carpet, painted walls, radiator.

**Bedroom 8'10" x 6'6" (2.7m x 2m)**

Rear facing, carpet, painted and wood panel feature walls, window to rear, radiator.

**Bathroom 6'6" x 6'2" (2m x 1.9m)**

Three piece suite with over bath shower, tiled walls, lino flooring, radiator.

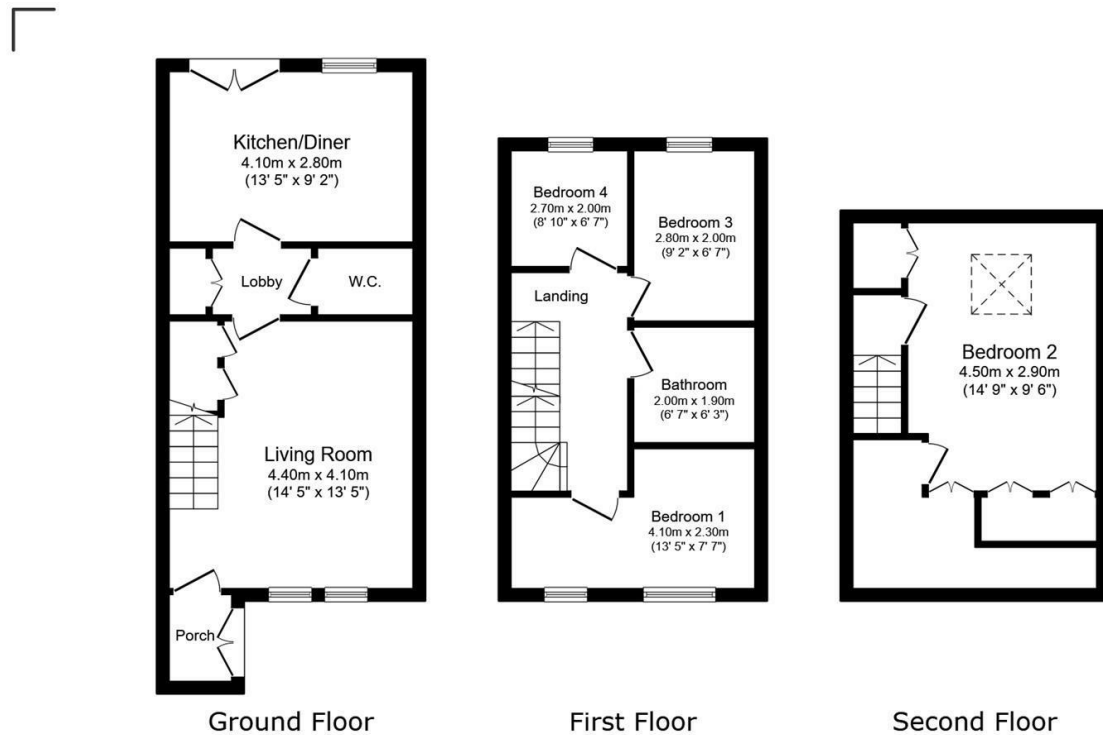
### SECOND FLOOR

**Bedroom 14'9" x 9'6" (4.5m x 2.9m)**

Skylight to rear, carpet, integrated wardrobes, access to storage space, eaves storage, radiator, painted walls.

### Rear Garden

Rear and side gardens. Rear laid to artificial lawn, raised flower beds. Side laid to decking, gravel, slabs, shed. Wood fence borders.



Total floor area: 83.0 sq.m. (893 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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