



Dunham Street

Lees, Oldham

£169,950

- Mid Town House
- Two Double Bedrooms
- Recently Fitted Modern Bathroom
- Spacious Lounge/Diner
- Beautifully Presented Throughout
- Garage To The Rear
- Gardens To Front & Rear
- EPC Rating -





Kirkham Property are pleased to offer sale this extended, two double bedroom, town house which is beautifully presented throughout and is ready to move straight into. Within easy reach of well regarded local primary and secondary schools, local amenities in Lees village and just a short drive to open countryside and the railway network at Greenfield. Accommodation is presented to a good modern standard throughout and internally comprises of: entrance vestibule, spacious lounge/diner and kitchen to the ground floor and to the first floor two double bedrooms and a recently fitted, modern bathroom. Externally there is a low maintenance garden to the front and a decked garden to the rear. There is a single garage located on a separate plot to the rear. The property benefits from uPVC double glazing throughout and gas central heating via a recently installed boiler (February 2021). Internal viewing comes highly recommended to appreciate the size and quality of accommodation on offer.

#### ENTRANCE VESTIBULE

With uPVC entrance door, fitted carpeting.

#### LOUNGE/DINER

16' 0" x 18' 2" (4.88m x 5.54m) Good size room with front aspect uPVC double glazed window, fitted carpeting, two radiators, two wall mounted lights, staircase leading to the first floor.

#### KITCHEN

13' 5" x 7' 2" (4.09m x 2.18m) With fitted wall and base units, worktops, one and a half bowl stainless steel sink unit with mixer taps, splash back tiling, integrated oven, gas hob, coved ceiling, plumbed for an automatic washing machine and a dishwasher, plinth lighting, uPVC double glazed window, uPVC door leading into the rear garden.

#### LANDING

With fitted carpeting, storage cupboard, uPVC double glazed window, access via a pull down ladder to a fully boarded loft.

#### BEDROOM ONE

10' 6" x 11' 0" (3.2m x 3.35m) Double bedroom with rear aspect uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM TWO

10' 6" x 7' 0" (3.2m x 2.13m) Double bedroom with front aspect uPVC double glaze window, fitted carpeting, radiator.

#### BATHROOM

Recently fitted, modern, three piece bathroom comprising of: panelled bath with shower over, low level w.c., wash hand basin with vanity unit under, fully tiled walls, chrome towel radiator, obscure uPVC double glazed window.

#### GARAGE

Located on a separate block to the rear of the property.

#### EXTERNALLY

To the front of the property there is a garden with artificial lawn area with mature borders, bushes, shrubs and plants and a path leading to the front door. To the rear a low maintenance, tiered garden that is mainly decked with boundary fencing.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

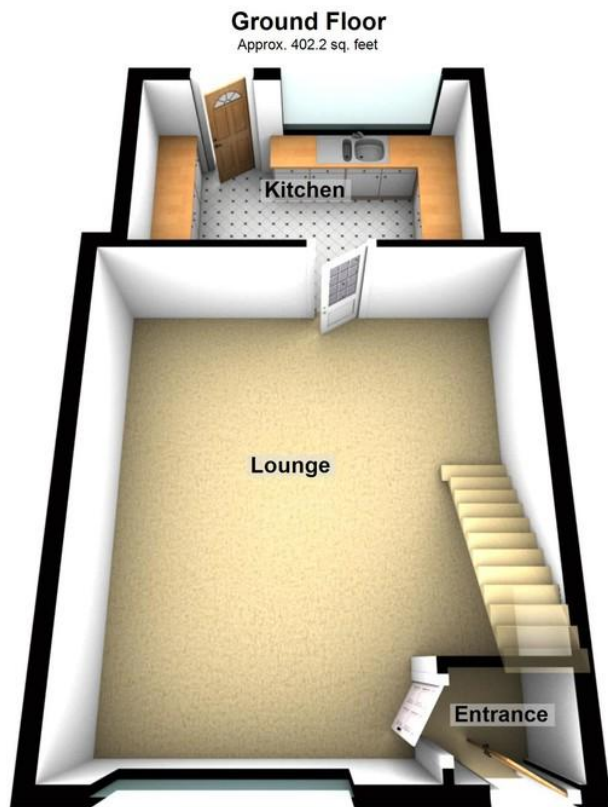
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VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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