



**97 Turner Street, Lees, Oldham, OL4 3JJ**  
**Offers Around £179,950**

A semi detached house, offered for sale with NO CHAIN & VIEWING ADVISED. Briefly comprising entrance hall, through lounge and dining area, kitchen, three bedrooms and bathroom & WC. The outside reveals a garden area at the front, driveway and full length of the house garage and a private rear garden. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE AND DINING AREA

13'5" x 23'7" (4.11 x 7.20)



#### KITCHEN

7'1" x 10'0" (2.18 x 3.07)



Single drainer, stainless steel, sink unit. Canopy extractor. A range of fitted base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

9'6" x 12'8" (2.91 x 3.88)



To the front.

#### BEDROOM TWO

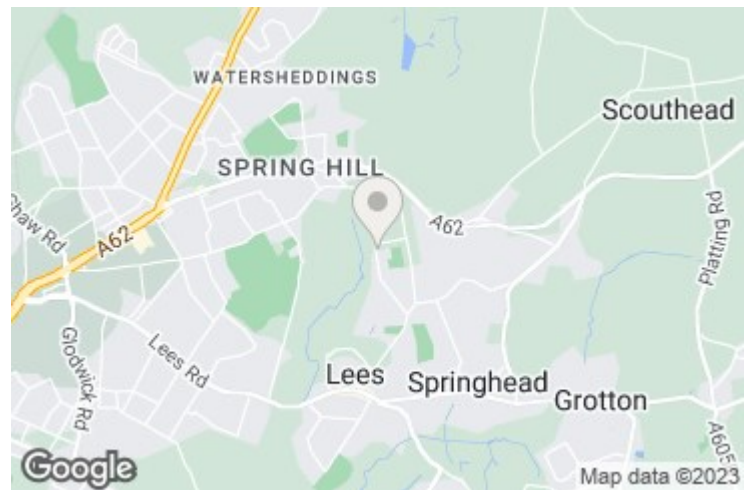
8'11" x 10'8" (2.74 x 3.27)



To the rear.

### BEDROOM THREE

6'4" x 6'8" (1.95 x 2.04)



To the front.

### BATHROOM & WC

7'2" x 6'4" (2.20 x 1.95)

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

### EXTERNALLY



Garden at the front and driveway leading to the garage which extends to the full depth of the house. There is a patio area at the rear and garden.

### SERVICES -

All main services are installed.

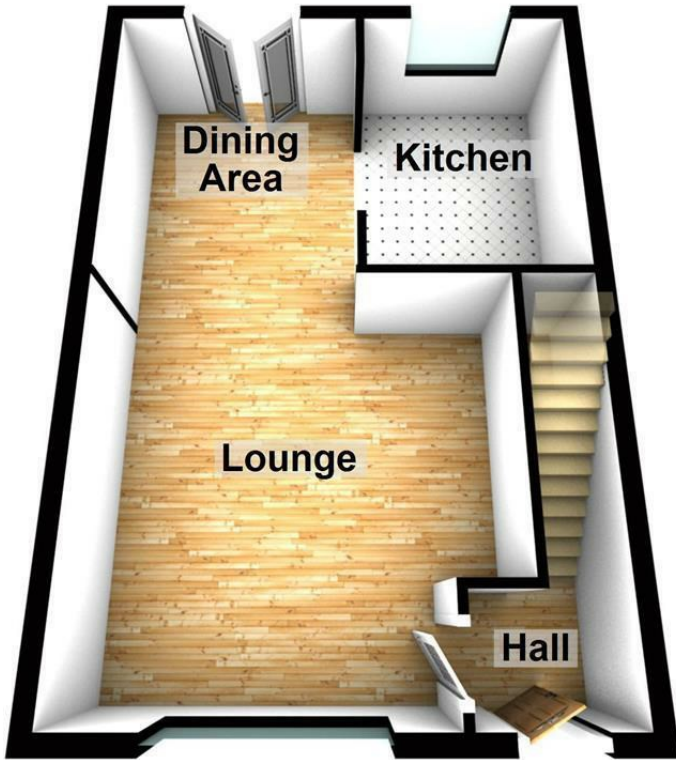
### IMPORTANT NOTICE -

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.

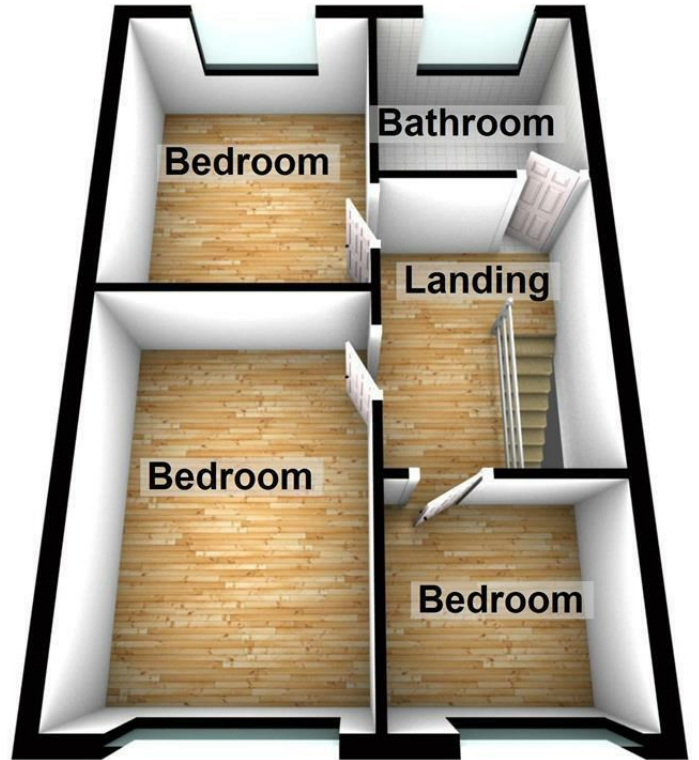
### DISCLAIMER -

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 