



**18 Rhodes Avenue, Lees, Oldham, OL4 5DU**  
**Offers In The Region Of £235,000**

**SPLIT LEVEL BUNGALOW | TWO STOREY EXTENSION TO REAR | THREE BEDROOMS | TWO RECEPTION ROOMS |**  
The bungalow on Rhodes Avenue has a delightful aspect at the rear overlooking the river behind. Briefly comprising entrance hall which leads to bedrooms 1 & 2. There are stairs in the hall leading to the lower ground floor hall which allows access to the lounge, rear lounge, kitchen and bathroom. The third bedroom/study is accessed from the patio area at the rear. Access can easily be provided to this room via a set of stairs that would come from the rear lounge. The rear provides a large decked patio area, lower patio area and steps down to the river. There is a small front garden and a garage in a block across the road. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### BEDROOM ONE

12'11 x 7'7 (3.94m x 2.31m)



To the front.

#### BEDROOM TWO

9'8 7'7 (2.95m x 2.31m)



To the front.

### LOWER GROUND FLOOR

#### HALL

#### LOUNGE

12'10 x 10'6 (3.91m x 3.20m)



Double doors into the rear lounge.

#### REAR LOUNGE

11'1 12'5 (3.38m x 3.78m)



Velux windows, patio doors. Staircase access to the bedroom/study below would be readily achievable from this room.

#### KITCHEN

8'2 x 10'7 (2.49m x 3.23m)



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

#### BATHROOM & WC

4'4x 6'7 (1.32mx 2.01m)



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

#### BEDROOM/STUDY

11'1 x 12'5 (3.38m x 3.78m)

#### EXTERNALLY



Small front garden, garage in a block across the road. Side passageway leading to the rear which offers a large decked patio area, steps down to a lower paved patio and further steps leading down to the river.

#### SERVICES -

All main services are installed.

**IMPORTANT NOTICE -**

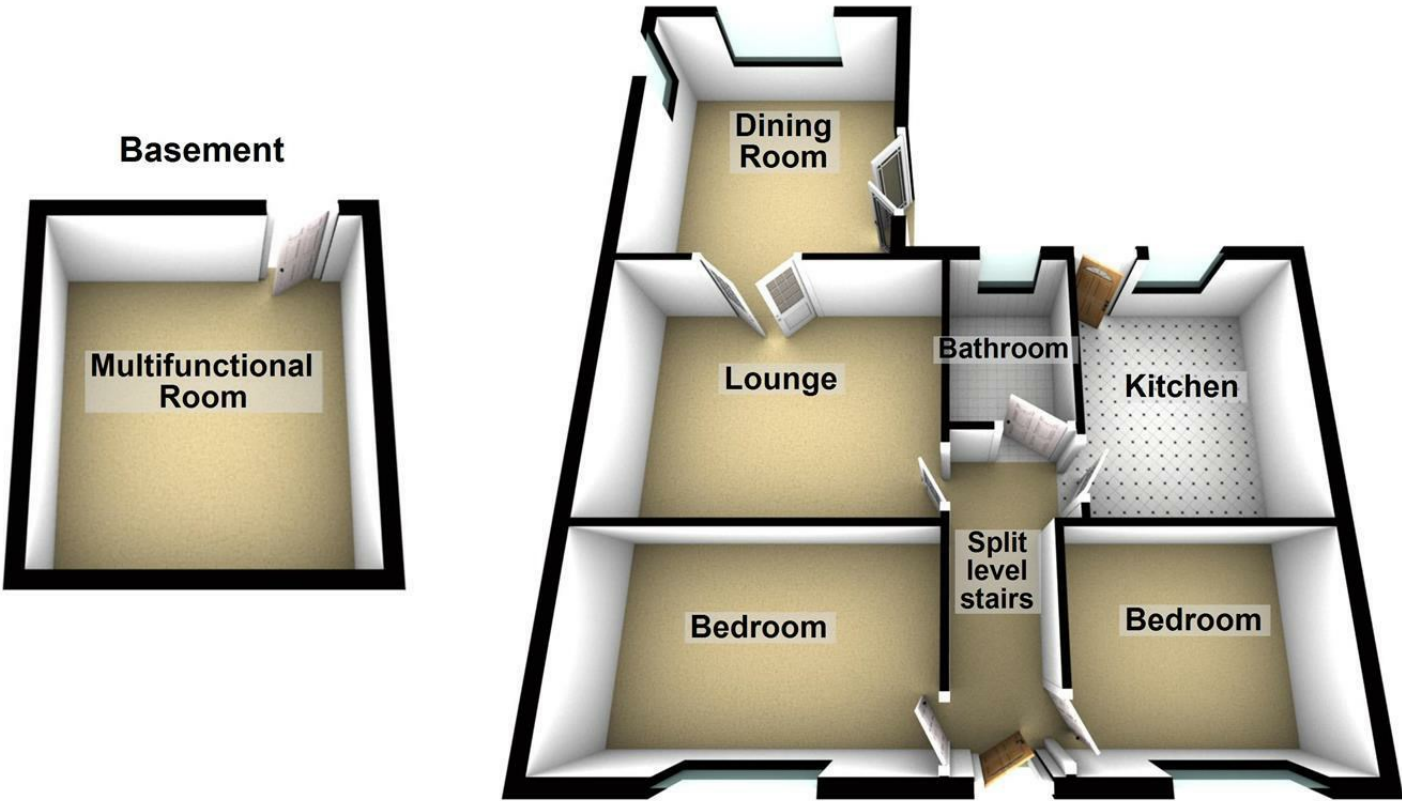
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

**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



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	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	