



3 Pine Way, Lees, Oldham, OL4 3DU
Reduced To £250,000

EXTENDED SEMI DETACHED HOUSE | TWO LOUNGES | THREE BEDROOMS | IDEAL FOR A FAMILY | The house on Pineway comprises of an entrance porch, lounge, kitchen diner, rear lounge, three bedrooms, bathroom & WC and landing. The garage has been converted to a workshop and utility area. There is a front garden, side driveway, private rear garden with a patio area and artificial grass. Situated on a cul de sac close to open space and local shops in Lees. Viewing comes highly recommended.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

15'4" x 12'4" (4.68 x 3.76)



KITCHEN DINER

15'2" x 8'7" (4.64 x 2.63)



Sink unit, electric hob, oven, extractor, fridge and freezer. A range of wall and base units with worktops and splash back tiling.

REAR LOUNGE

15'4" x 9'0" (4.68 x 2.76)



FIRST FLOOR

BEDROOM ONE

8'10" x 11'0" (2.71 x 3.36)



To the front.

BEDROOM TWO

8'7" x 10'5" (2.62 x 3.18)



To the rear.

BEDROOM THREE

6'3" x 10'4" (1.92 x 3.16)



To the front.

BATHROOM & WC



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

LANDING

GARAGE/WORKSHOP

The garage has been converted to a workshop with a utility area at the rear.

EXTERNALLY



Front garden, side driveway with off road parking, rear garden with a patio area and artificial grass.

SERVICES -

All main services are installed.

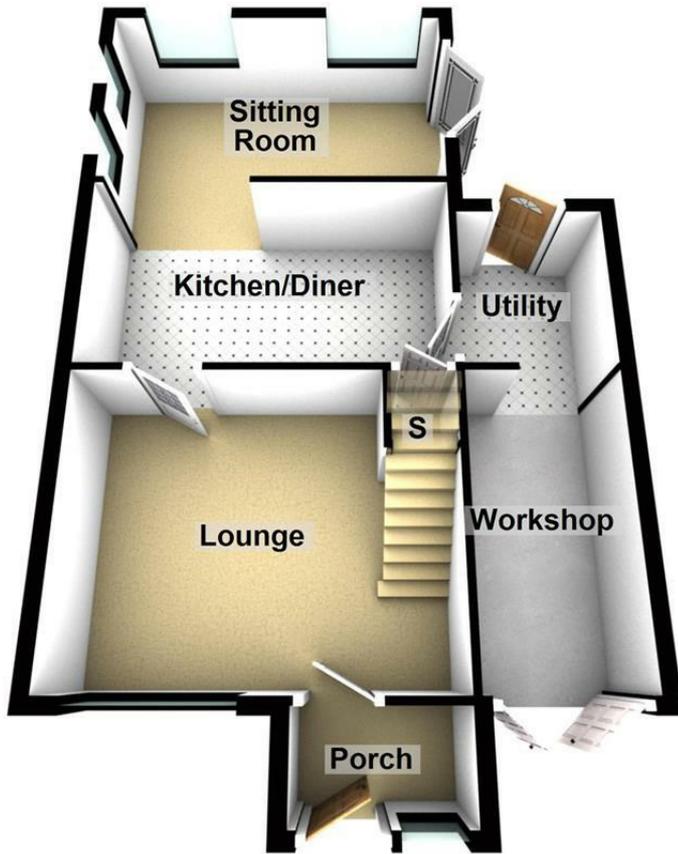
IMPORTANT NOTICE -

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.

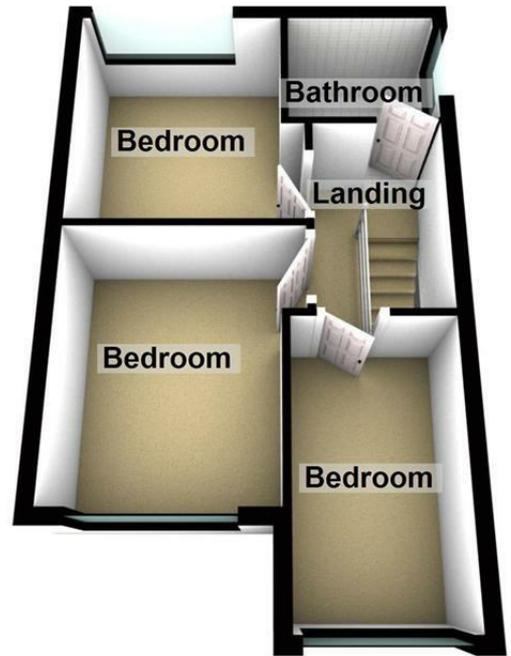
DISCLAIMER -

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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		73	85
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	