



7 Lees Brook Park, Lees Brook Park, Oldham, OL4 3AZ

£185,000

SEMI DETACHED | CONSERVATORY | TWO BEDROOMS | LARGE REAR GARDEN | NO CHAIN | SUIT FTB |

The house on Lees Brook Park comprises of an entrance porch, lounge, kitchen diner, conservatory, two bedrooms, shower room and landing. The outside reveals a front garden, driveway at the side providing off road parking and a private, large, rear garden. Located in convenient position close to the Lees and Oldham Centres.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

11'9" x 14'6" (3.60 x 4.43)



KITCHEN

11'9" x 8'6" (3.60 x 2.61)



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

CONSERVATORY

8'4" x 8'6" (2.56 x 2.61)



FIRST FLOOR

BEDROOM ONE

11'9" x 8'8" (3.60 x 2.65)



To rear, fitted robes.

BEDROOM TWO

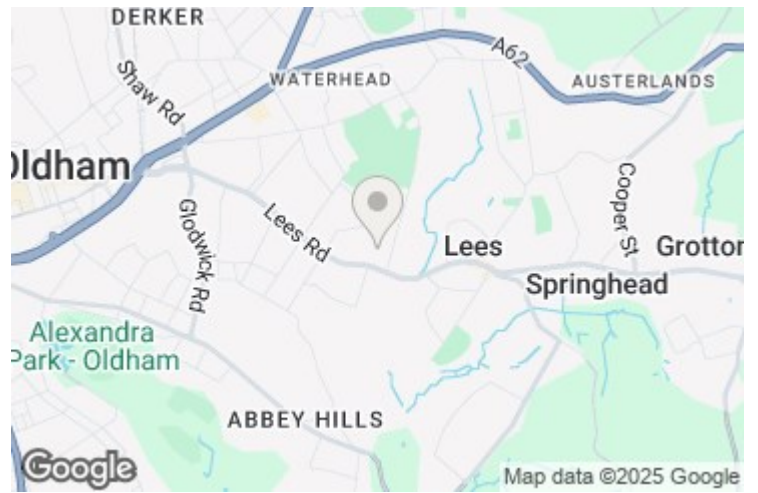
11'9" x 6'3" (3.60 x 1.91)



To the front, fitted robes.

SHOWER ROOM

7'2" x 4'1" (2.20 x 1.25)



Shower cubicle, two piece white suite, tiling.

LANDING

EXTERNALLY



Front garden, side driveway, large rear garden with a patio area.

SERVICES -

All main services are installed.

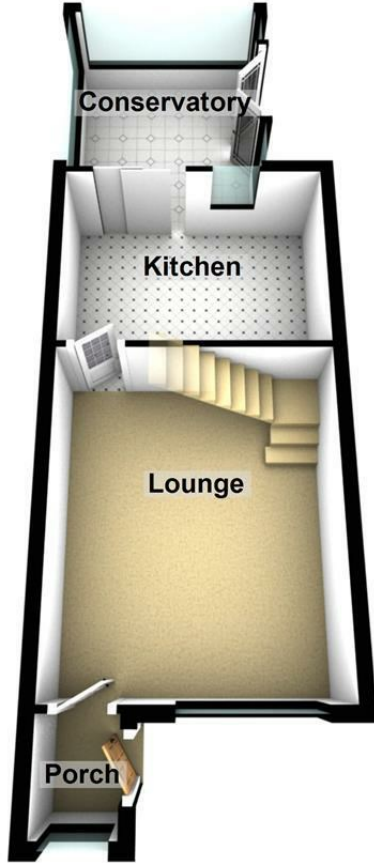
IMPORTANT NOTICE -

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.

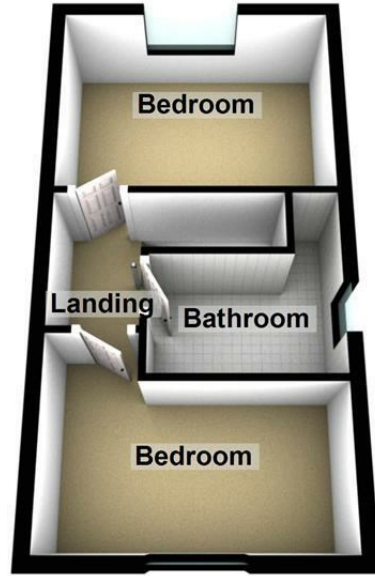
DISCLAIMER -

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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		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	