



**26 Sunny Bank, Lees, Oldham, OL4 5BS**  
**Offers In The Region Of £195,000**

STONE TERRACE | THREE BEDROOMS INC A LARGE ATTIC BEDROOM | TWO BATH/SHOWER ROOMS |

The house on Sunny Bank is well worthy of an early inspection and comprises of a vestibule, lounge, kitchen diner, two first floor bedrooms, bathroom & WC and landing leading to a large attic bedroom with an en-suite shower room. There is a forecourt and attractive, large, rear courtyard. Located close to the Village Centre of Lees provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

14'1 x 13'6 (4.29m x 4.11m)



#### KITCHEN

14'1 x 10'2 (4.29m x 3.10m)



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

### FIRST FLOOR

#### BEDROOM ONE

14'1 x 8'2 (4.29m x 2.49m)



To the front.

#### BEDROOM TWO

9'4 x 7'2 (2.84m x 2.18m)



To rear.

#### BATHROOM & WC

4'1 9'9 (1.24m 2.97m)



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

### LANDING

### SECOND FLOOR

#### ATTIC BEDROOM

13'8 x 19'5 (4.17m x 5.92m)



## EN-SUITE SHOWER ROOMK

3'7 x 9'9 (1.09m x 2.97m)



Shower cubicle, two piece white suite, fully tiled.

## EXTERNALLY



Forecourt and large rear courtyard.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

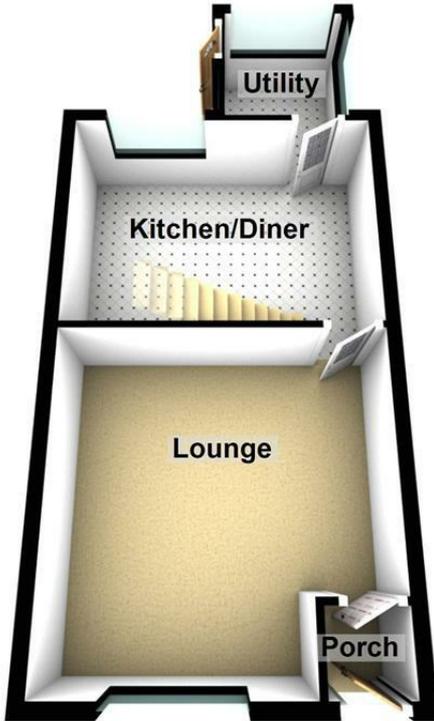
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

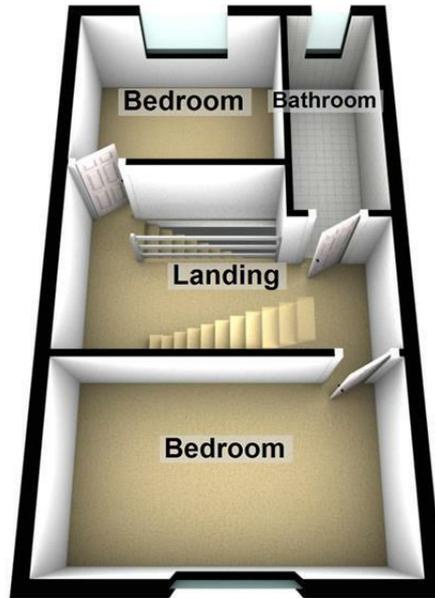
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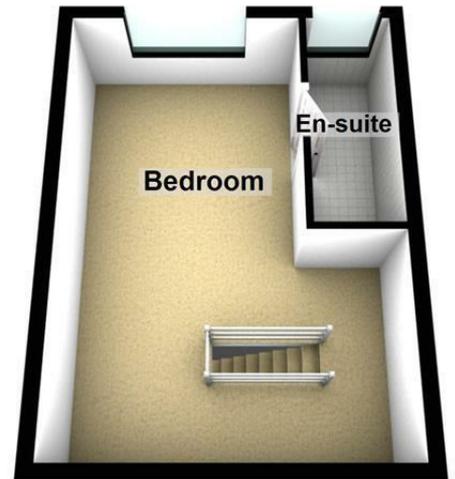
### Ground Floor



### First Floor



### Second 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	83
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	