



**22 Sunny Bank, Lees, Oldham, OL4 5BS**  
**Offers In The Region Of £185,000**

STONE TERRACE | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | REAR COURTYARD | IDEAL FIRST PURCHASE |  
The property on Sunny Bank comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC, landing and an occasional attic room. The outside provides a forecourt and spacious rear courtyard. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'6" x 15'9" (4.12 x 4.81)



#### KITCHEN DINER

13'6" x 9'8" (4.12 x 2.95)



Single drainer, stainless steel, sink unit. Electric hob, oven, extractor, fridge, washing machine and dishwasher. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

13'6" x 9'11" (4.12 x 3.04)



To the front. Staircase access to the occasional attic room.

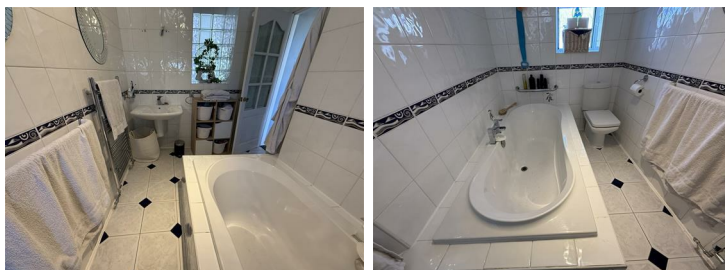
#### BEDROOM TWO

7'4" x 6'10" (2.26 x 2.10)

To rear.

#### BATHROOM & WC

5'3" x 9'9" (1.62 x 2.99)



Three piece white suite, tiling.

### LANDING

### SECOND FLOOR

## OCCASIONAL ATTIC ROOM

12'11" x 14'8" (3.96 x 4.48)



### EXTERNALLY



Forecourt garden, rear courtyard with a large summer house.

### SERVICES -

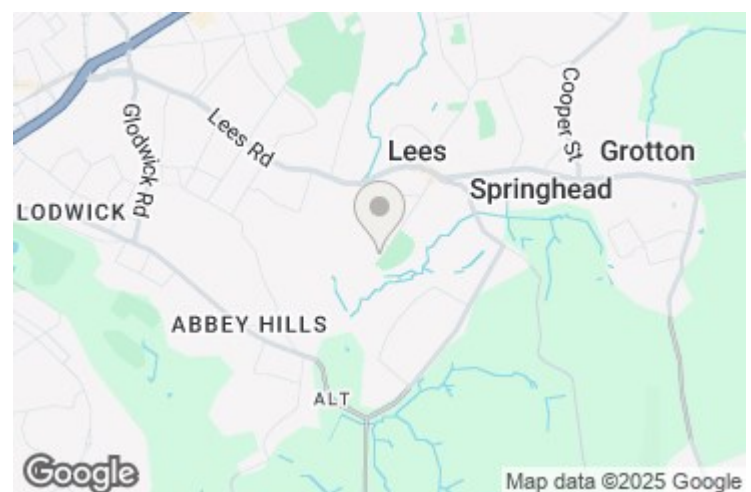
All main services are installed.

### IMPORTANT NOTICE -

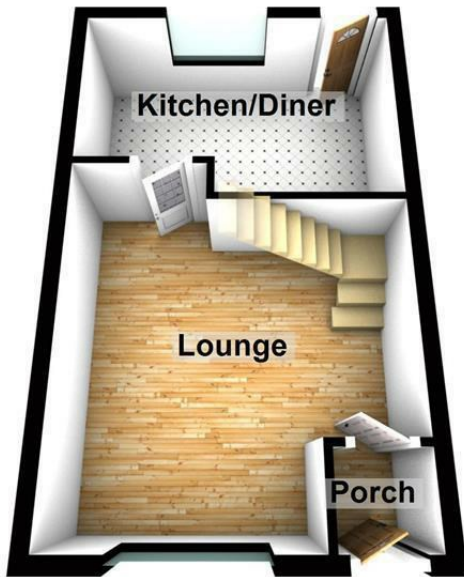
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

### 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



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		