



**38 West Street, Lees, Oldham, OL4 5AT**  
**£159,950**

MID TERRACE | SUPERB INTERIOR | TWO BEDROOMS | OCCASIONAL ATTIC ROOM | COMMUNAL YARD | IDEAL FOR A FIRST TIME BUYER | The house on West Street comprises of a vestibule, lounge, kitchen diner, two bedrooms, bathroom & WC, landing and an occasional attic room. There is a communal courtyard to rear. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### VESTIBULE

#### LOUNGE

13'9" x 13'1" (4.20 x 3.99)



#### KITCHEN



Single drainer, polycarbonate, sink unit. Electric hob, oven, extractor, fridge and freezer. A range of wall and base units with worktops and splash back.

### FIRST FLOOR

#### BEDROOM ONE

13'0" 10'8" (3.98 3.27)



To the front.

#### BEDROOM TWO

7'6" 10'5" (2.30 3.19)



To rear.

#### BATHROOM & WC

5'11" x 4'11" (1.81 x 1.50)



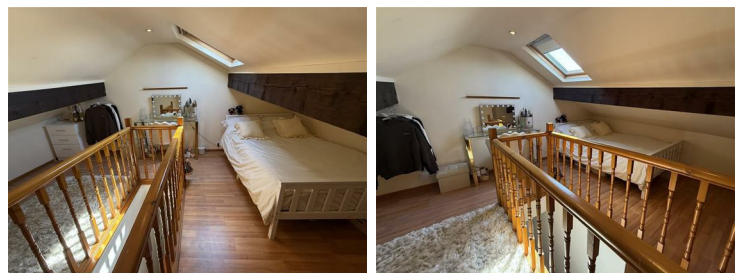
Three piece white suite, shower over the bath, fully tiled.

### LANDING

### SECOND FLOOR

#### OCCASIONAL ATTIC ROOM

12'9" x 8'0" (3.91 x 2.46)



## EXTERNALLY



Communal yard to rear.

### 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   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92 plus) <b>A</b>                                 |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 80  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   | 53      |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England &amp; Wales</b>                         |         | EU Directive 2002/91/EC  |