



**16 Kingsley Drive, Lees, Oldham, OL4 3JW**  
**£200,000**

MID TOWN HOUSE | NO CHAIN | THREE BEDROOMS | WELL PRESENTED | VIEWING RECOMMENDED |

The house on Kingsley Drive comprises of an entrance hall, L-shaped lounge and dining area, kitchen, three bedrooms and bathroom & WC. The outside reveals garden areas to front and rear and a garage in a block off Turner Street. In a cul-de-sac with Lees park at the end of the road. Located in a quiet position close to the Lees Village Centre which provides a range of local shops, bars and restaurants.



## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### L-SHAPED LOUNGE & DINING AREA

14 x 24'1 (4.27m x 7.34m)



#### KITCHEN

7'8 x 10'6 (2.34m x 3.20m)



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

### FIRST FLOOR

#### BEDROOM ONE

9'10 x 11 (3.00m x 3.35m)



To the front.

#### BEDROOM TWO

9'1 x 11 (2.77m x 3.35m)



To rear.

#### BEDROOM THREE

7 x 7 (2.13m x 2.13m)

To the front.

#### BATHROOM & WC

7'7 x 6'5 (2.31m x 1.96m)



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

#### LANDING

## EXTERNALLY



Gardens to front and rear and a garage in a block off Turner Street.

### SERVICES -

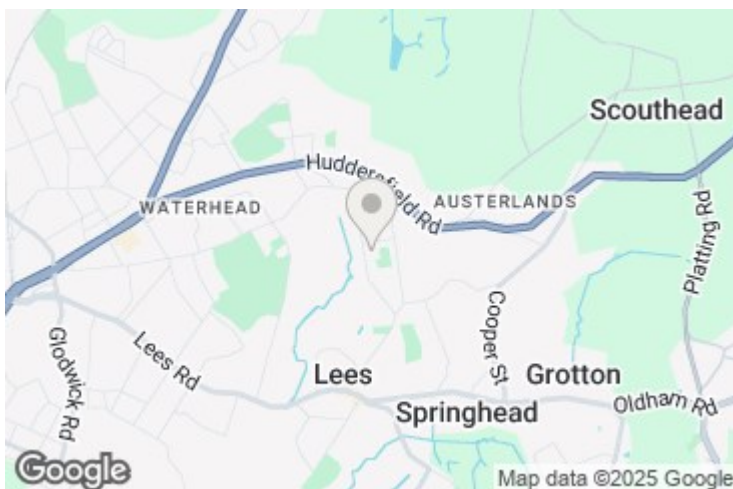
All main services are installed.

### 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.

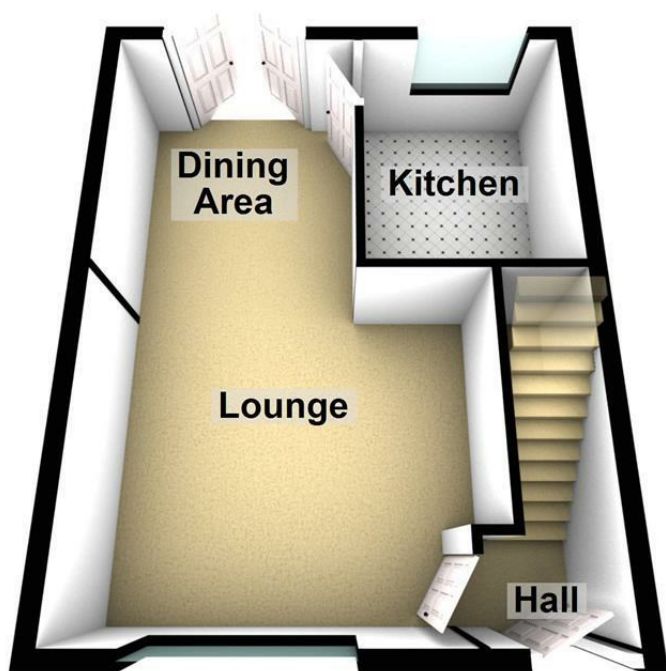
### DISCLAIMER -

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

