



110 Spring Lane, Lees, Oldham, OL4 5BD
Offers In The Region Of £170,000

END TERRACE | TWO DOUBLE BEDROOMS | REAR GARDEN & GARAGE | FURTHER POTENTIAL | IDEAL FOR A FTB |
The house on Spring Lane comprises of an entrance porch, lounge, kitchen diner, two bedrooms, shower room & Landing.
There is a forecourt, side passageway leading to the rear garden which has a garage and greenhouse. Located close to the
Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

PORCH

LOUNGE

15 x 15'4 (4.57m x 4.67m)



KITCHEN DINER

15 x 13'2 (4.57m x 4.01m)

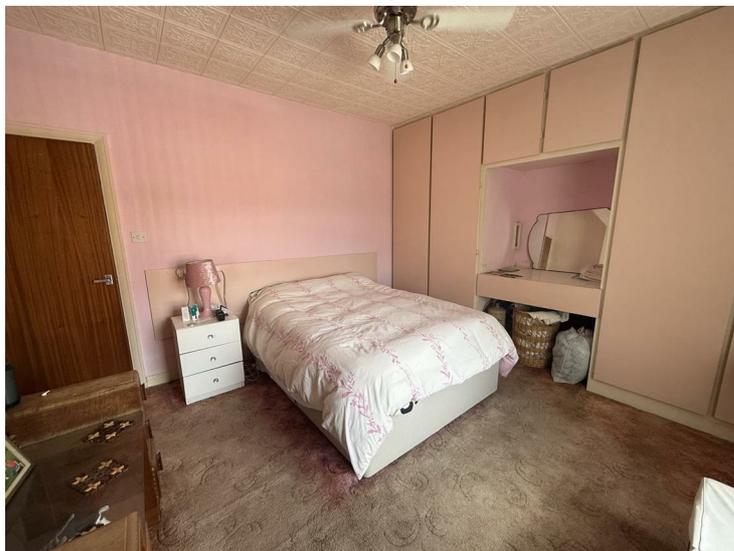


Single drainer, stainless steel, sink unit. Electric oven and hob. A range of wall and base units.

FIRST FLOOR

BEDROOM ONE

15 x 12'1 (4.57m x 3.68m)



To the front.

BEDROOM TWO

9'10 x 13'4 (3.00m x 4.06m)



To the rear.

SHOWER ROOM

4'7 x 9 (1.40m x 2.74m)

Shower cubicle, two piece white suite, fully tiled.

LANDING



EXTERNALLY



Forecourt, side passageway leading to the rear garden which is private with a garage and greenhouse.

SERVICES -

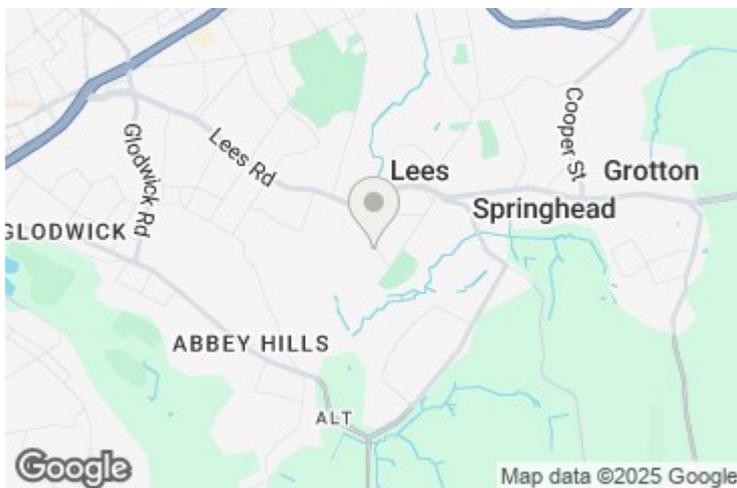
All main services are installed.

IMPORTANT NOTICE -

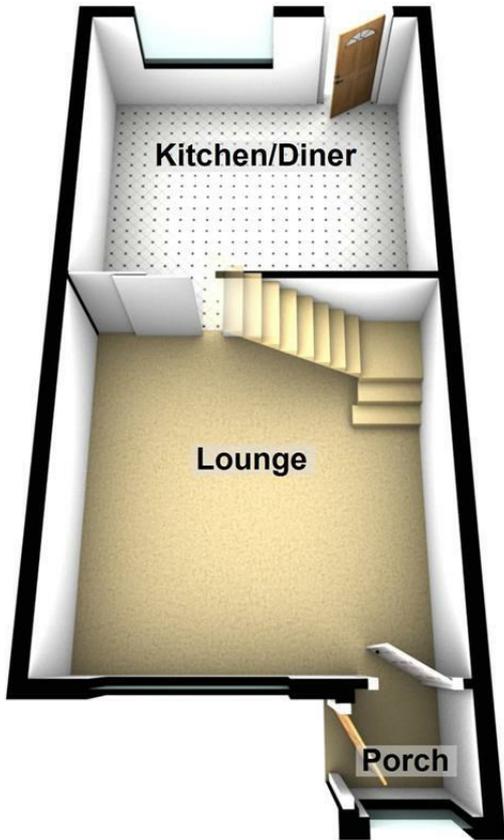
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

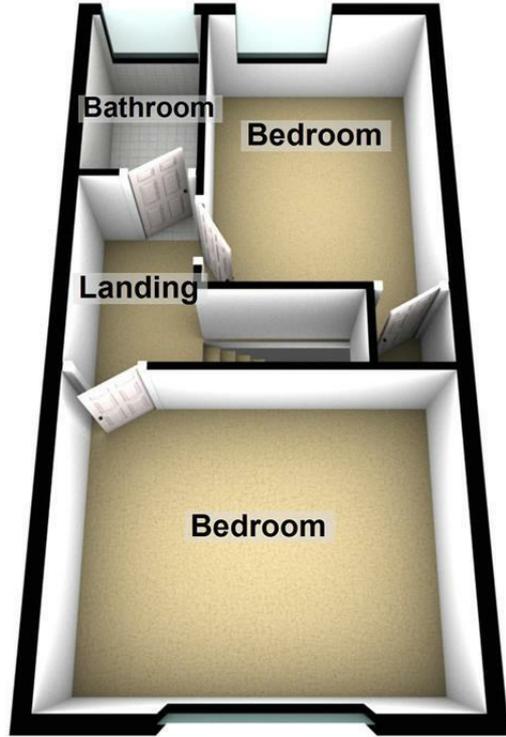
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Ground Floor



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		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	