



12 Rhodes Avenue, Lees, Oldham, OL4 5DU
£189,950

SPLIT LEVEL BUNGALOW | TWO BEDROOMS | REAR GARDEN OVERLOOKING THE STREAM | VIEWING ADVISED |
The property on Rhodes Avenue is located in a quiet position and briefly comprises of an entrance hall, lounge, kitchen, two bedrooms and bathroom & WC. The outside reveals a front garden, rear garden with a decked patio area and a garage in block over the Road. Close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROND FLOOR

HALL

BEDROOM ONE

14 x 8'2 (4.27m x 2.49m)



BEDROOM TWO

9'10 x 8'3 (3.00m x 2.51m)



LOWER GROUND FLOOR

HALL

LOUNGE

14 x 11'6 (4.27m x 3.51m)



KITCHEN

8'5 x 11'3 (2.57m x 3.43m)



Single drainer, one and a half bowl, stainless steel, sink unit. Gas hob and electric oven. A range of wall and base units with worktops and splash back tiling.

BATHROOM & WC

4'10 x 7'3 (1.47m x 2.21m)



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

EXTERNALLY



Front garden. Rear garden with a decked patio area overlooking the stream. Garage in a block over the road.

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.

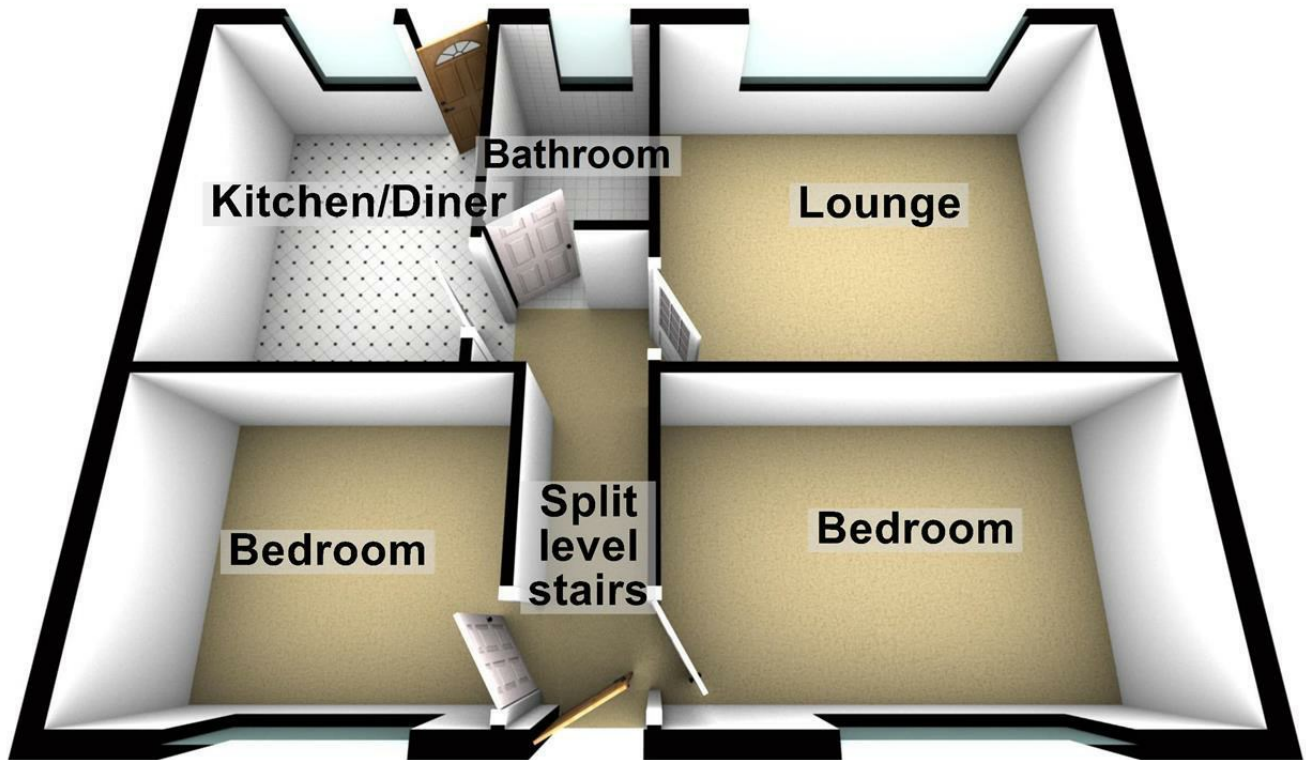
DISCLAIMER -

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		