



15 Redwood Lane, Lees, Oldham, OL4 3JT
£249,000

SEMI DETACHED | TWO LOUNGES | THREE BEDROOMS | GARAGE & UTILITY ROOM | NO CHAIN |

The house on Redwood Lane comprises of an entrance hall, I-shaped lounge and dining area, rear lounge, kitchen, three bedrooms, shower room and landing. The outside reveals a front garden, driveway leading to the garage which extends the length of the house with a utility room at the rear and a private rear garden with a patio area. New boiler installed. Located close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

HALL

L-SHAPED LOUNGE & DINING AREA

13'10 x 24 (4.22m x 7.32m)



REAR LOUNGE

14 x 11'8 (4.27m x 3.56m)



KITCHEN

7'5 x 10'7 (2.26m x 3.23m)

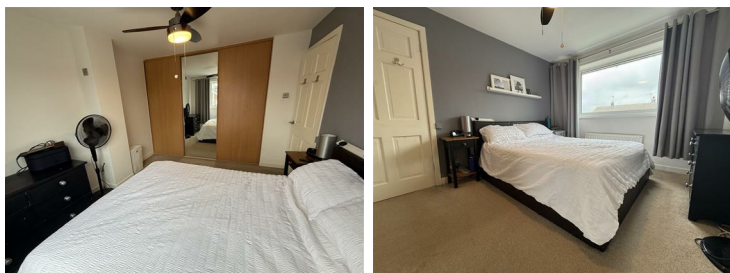


Single drainer, stainless steel, sink unit. Range cooker. Wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

10 x 11'6 (3.05m x 3.51m)



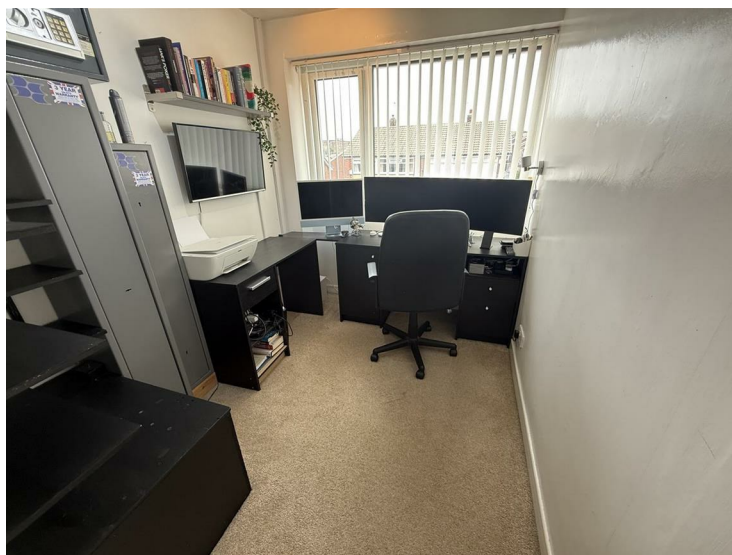
BEDROOM TWO

10 x 10'9 (3.05m x 3.28m)



BEDROOM THREE

7'7 x 7'10 (2.31m x 2.39m)



SHOWER ROOM

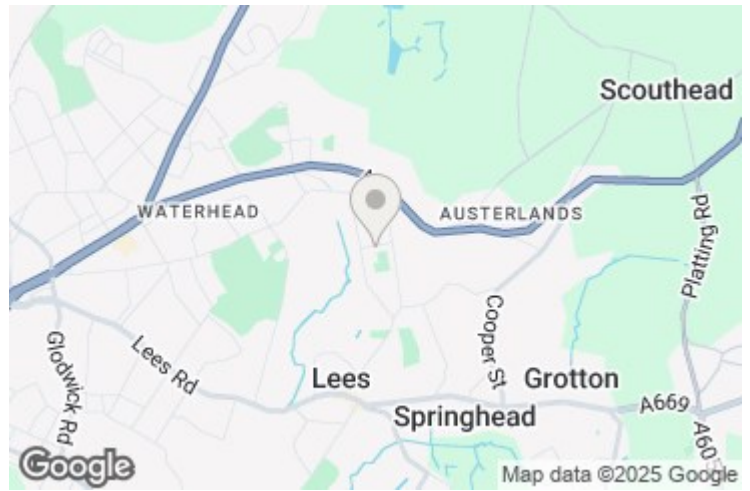
7'5 x 6'6 (2.26m x 2.01m)



Walk in shower cubicle, two piece white suite, tiling.

LANDING

GARAGE & UTILITY ROOM



EXTERNALLY



Front garden and driveway leading to the garage. The garage runs the length of the house and has a utility area at the rear. The rear garden is private with a patio area.

SERVICES -

All main services are installed.

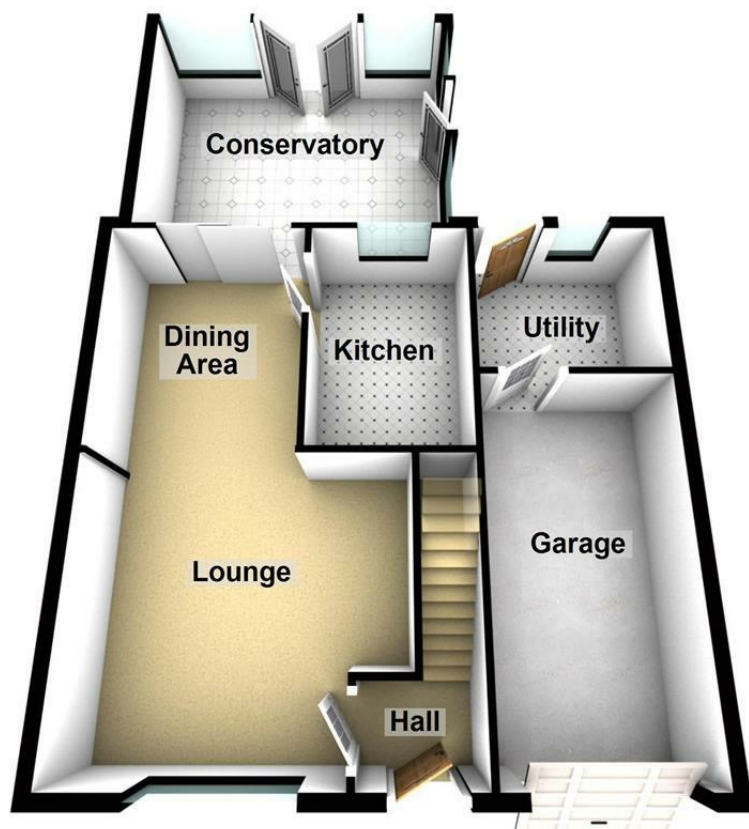
IMPORTANT NOTICE -

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	