wild & griffiths
residential solutions

76 Stamford Road, Lees, Oldham, OL4 3LL
Offers In The Region Of £379,950

LARGE SEMI DETACHED HOUSE | SUBSTANTIAL PLOT | THREE BEDROOMS | NO CHAIN | FREEHOLD |
The substantial, bay windowed, semi detached house on Stamford Road comprises of a vestibule, hall, lounge, dining room, conservatory, kitchen, utility room, ground floor WC, cellar room, three bedrooms, separate WC, bathroom and landing. There is a good size front garden and a driveway at the side providing off road parking for a number of cars leading to a large garage. The rear is private and substantial with patio areas, lawn and garden area. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

HALL

LOUNGE
13'3 x 18'3 (4.04m x 5.56m)

DINING ROOM
13'6 x 13'5 (4.11m x 4.09m)

CONSERVATORY
6'9 x 13'3 (2.06m x 4.04m)

KITCHEN
12 x 7'5 (3.66m x 2.26m)

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

UTILITY ROOM
11'4 x 8'6 (3.45m x 2.59m)

CLOAKS & WC
5'3 x 2'6 (1.60m x 0.76m)

CELLAR

FIRST FLOOR

BEDROOM ONE
13 x 15 (3.96m x 4.57m)

BEDROOM TWO
13'5 x 13'6 (4.09m x 4.11m)

BEDROOM THREE
5'8 x 10'6 (1.73m x 3.20m)

SEPARATE WC
5'8 x 2'7 (1.73m x 0.79m)

Low level WC.

BATHROOM & WC
5'5 x 7'7 (1.65m x 2.31m)

Three piece suite, shower over the bath and shower screen, fully tiled.

LANDING

EXTERNALLY

Front garden, driveway at the side leading to the garage, large rear garden with patio areas, lawn and garden.

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.

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