



**151-153 St John Street, Lees, Oldham, OL4 3DR**  
**Offers In The Region Of £259,000**

DOUBLE FRONTED END TERRACE | THREE LARGE BEDROOMS | TWO RECEPTION ROOMS | PRIVATE REAR GARDEN & GARAGE | WELL PRESENTED | VIEWING ADVISED | CLOSE TO THE VILLAGE CENTRE |  
The house on St John Street comprises of an entrance hall, through lounge, dining room, kitchen, rear lobby, cloaks and WC, three bedrooms, bathroom & WC and landing. The outside provides a spacious, private rear garden and garage. Located close to the Village Centre of Lees which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### THROUGH LOUNGE

16 x 22'8 (4.88m x 6.91m)



#### DINING ROOM

10'2 x 22'4 (3.10m x 6.81m)



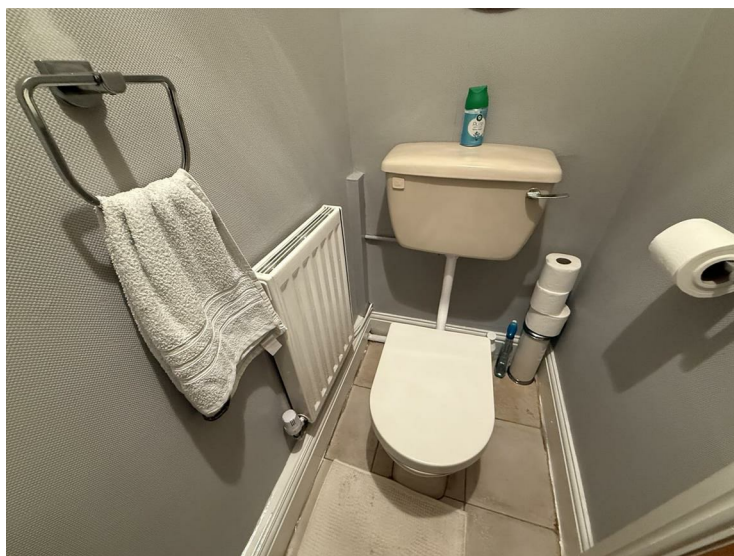
#### KITCHEN

16 x 13'2 (4.88m x 4.01m)



Single drainer, one and a half bowl, stainless steel, sink unit. Range cooker and extractor. A range of wall and base units with worktops and splash back tiling.

#### CLOAKS & WC



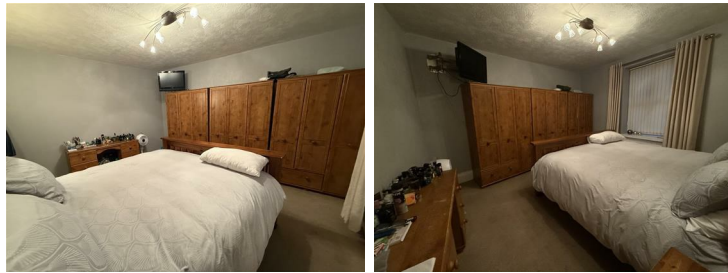
Two piece suite.

#### REAR LOBBY

#### FIRST FLOOR

#### BEDROOM ONE

13'8 x 11'9 (4.17m x 3.58m)



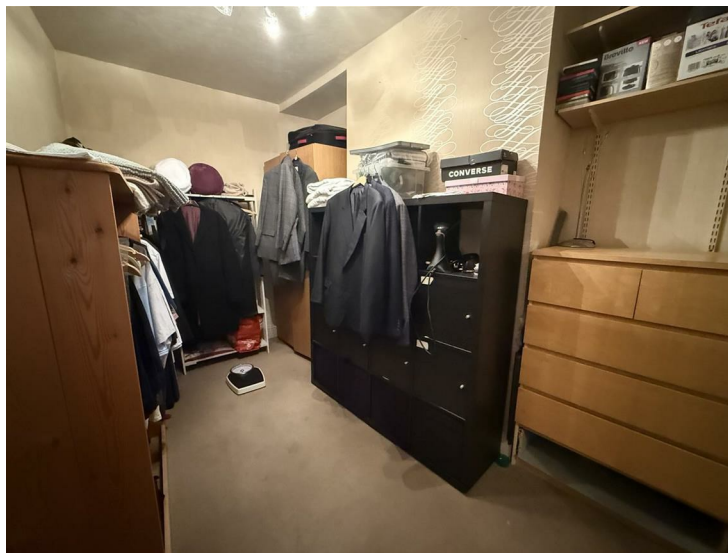
#### BEDROOM TWO

15'2 x 9'8 (4.62m x 2.95m)



#### BEDROOM THREE

8'7 x 12'7 (2.62m x 3.84m)



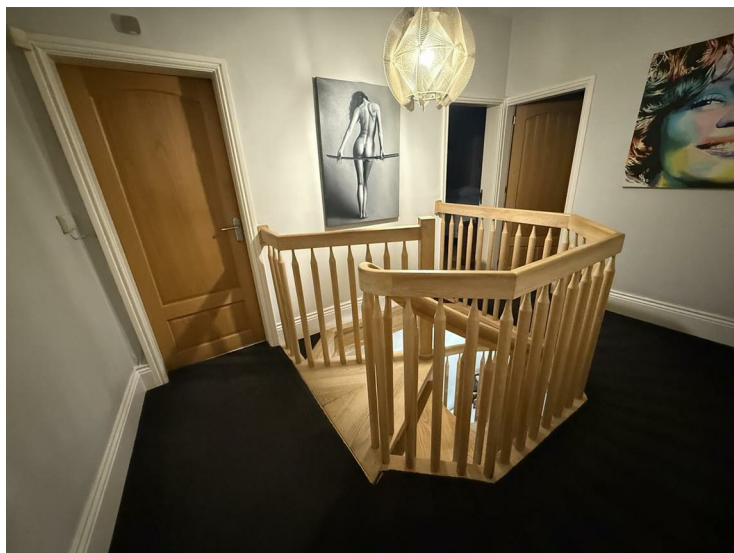
## BATHROOM & WC

8'2 x 9'2 (2.49m x 2.79m)



Three piece white suite, shower cubicle, fully tiled.

## LANDING



## EXTERNALLY



Large and private rear garden with patio areas and a garage.

## SERVICES -

All main services are installed.

## IMPORTANT NOTICE -

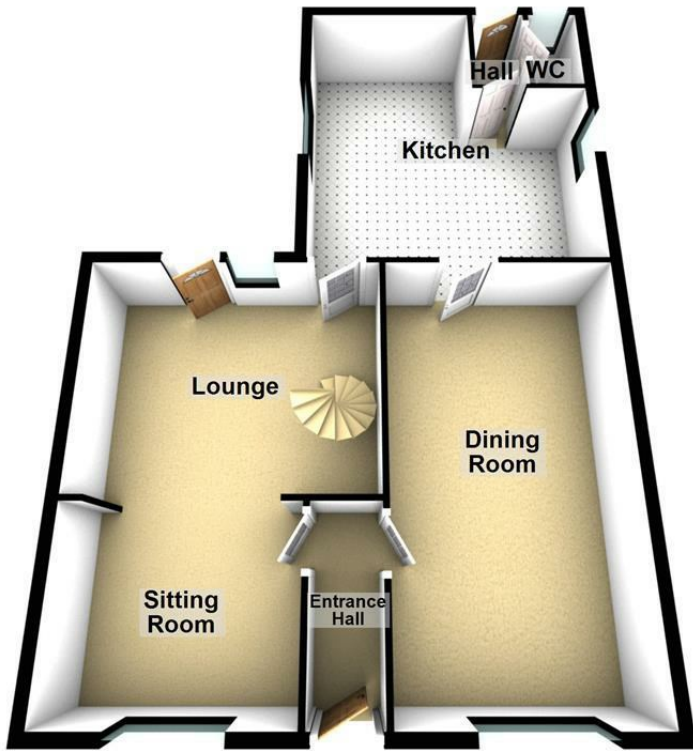
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

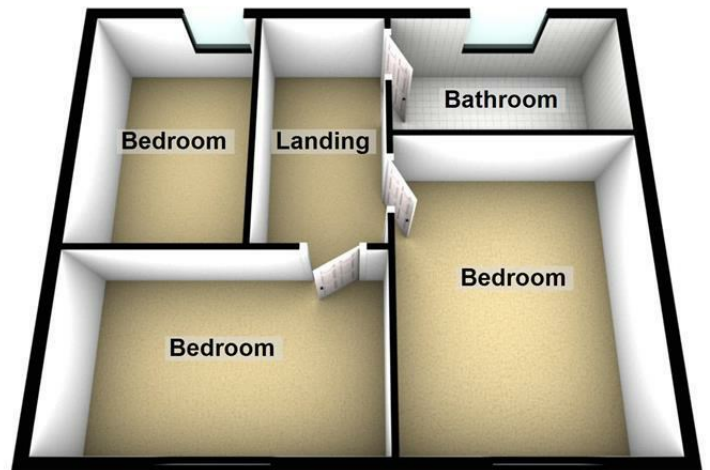
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Ground Floor



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		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	