



**16 Beckett Street, Lees, Oldham, OL4 3LB**

**£167,500**

MID TERRACE | LARGE REAR GARDEN | TWO BEDROOMS | NO CHAIN | IDEAL FIRST PURCHASE |

The house on Beckett Street comprises of an entrance hall, lounge, kitchen diner, two bedrooms, shower room and landing. The outside provides a forecourt garden and large South facing rear garden. Located within walking distance of the Lees Village Centre which provides a range of local shops, bars and restaurants.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### LOUNGE

11'0" x 13'8" (3.37 x 4.17)



#### KITCHEN DINER

14'4" x 6'10" (4.37 x 2.09)



Single drainer, stainless steel, sink unit. A range of wall and base units with worktops and splash back tiling.

### FIRST FLOOR

#### BEDROOM ONE

14'4" x 9'11" (4.38 x 3.03)



To the front.

#### BEDROOM TWO

8'1" x 10'8" (2.47 x 3.27)



To rear.

#### SHOWER ROOM

5'0" x 5'2" (1.53 x 1.58)



Shower, two piece white suite.

#### LANDING

#### EXTERNALLY



Forecourt garden, large South facing rear garden with two patios.

#### 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.

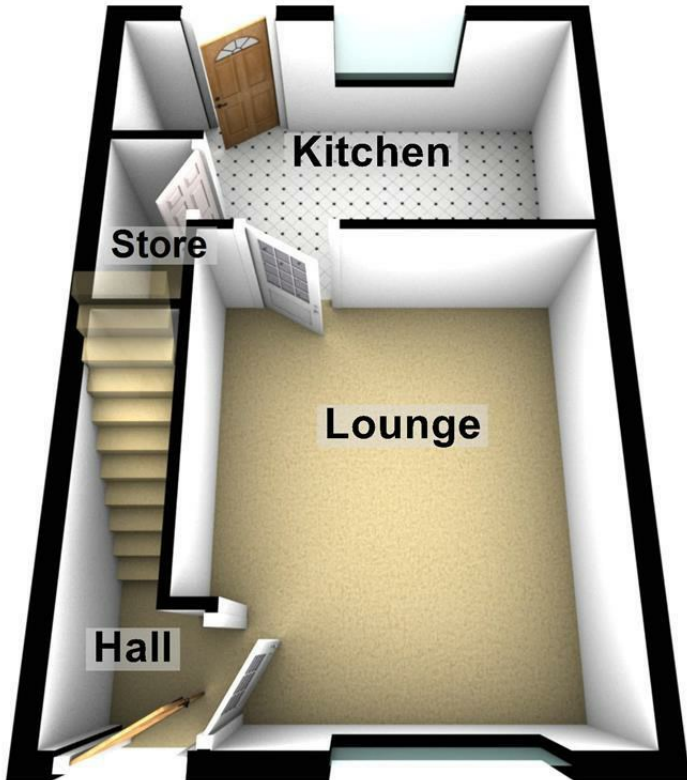
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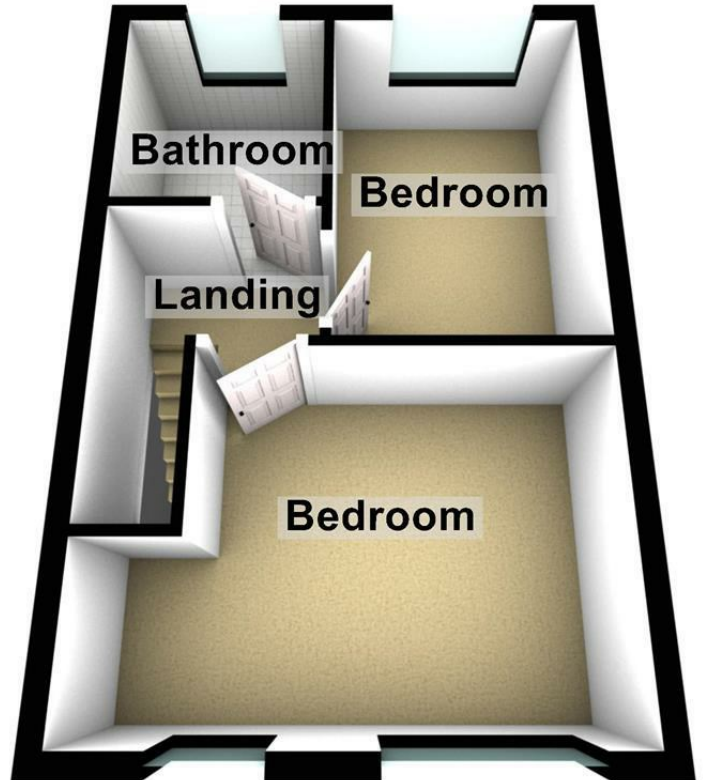
purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. 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		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	