



**130 Spring Lane, Lees, Oldham, OL4 5BD**  
**£215,000**

A superior, bay windowed, 1930s terrace house. Enjoying the benefit of an extended kitchen and garage to rear. The property is offered for sale with VACANT POSSESSION & NO CHAIN. Briefly comprising of an entrance hall, through lounge, kitchen, two bedrooms, shower room and landing. The outside reveals a forecourt garden, paved rear garden and a concrete sectional garage. Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants. Viewing comes highly recommended.



## ACCOMMODATION

### GROUND FLOOR

#### HALL



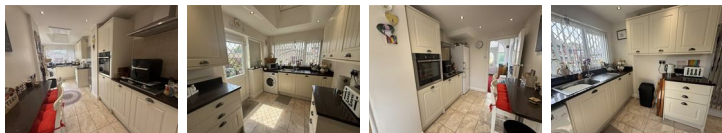
#### LOUNGE

11'4 x 18'7 (3.45m x 5.66m)



#### KITCHEN

7'1 x 18'8 (2.16m x 5.69m)



Single drainer, stainless steel, sink unit. Gas hob, electric oven and extractor. A range of wall and base units with worktops.

### FIRST FLOOR

#### BEDROOM ONE

17'9 x 9'7 (5.41m x 2.92m)



#### BEDROOM TWO

11'6 x 8'10 (3.51m x 2.69m)



#### SHOWER ROOM

7'6 x 5'3 (2.29m x 1.60m)



Shower cubicle, two piece white suite, fully tiled.

### LANDING

### EXTERNALLY



Forecourt garden. Rear garden with a concrete sectional 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.

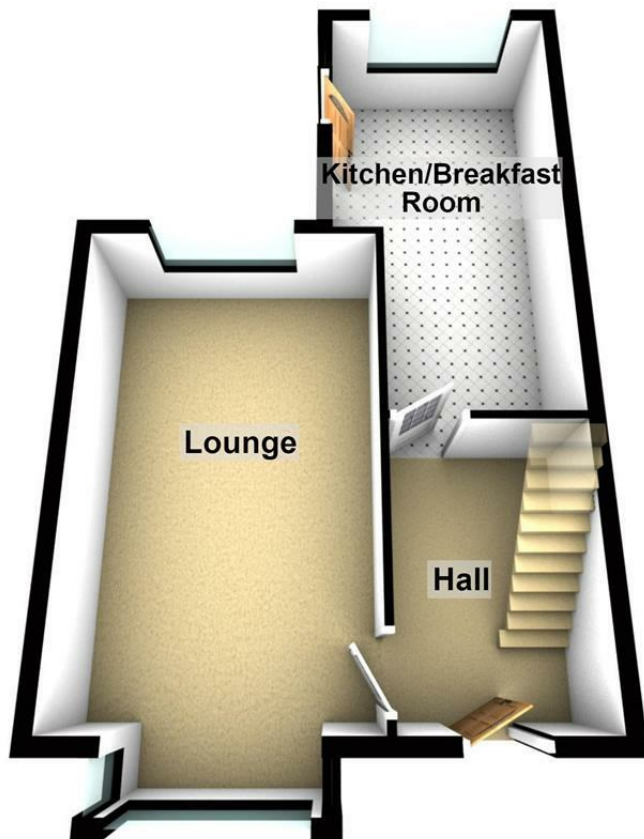
#### DISCLAIMER -

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

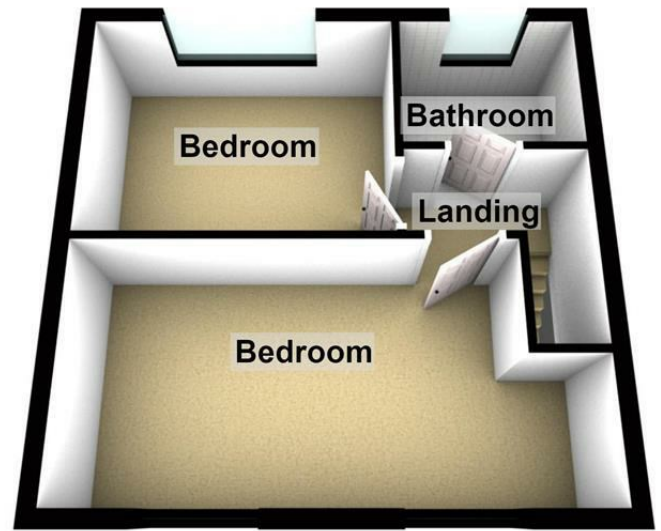
(1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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