



36 Spring Close

Lees, Oldham

£170,000

- Semi Detached Home
- Driveway And Garage Parking
- Large Front and Rear Gardens
- Cul De Sac Location
- Through Lounge-Diner
- Three Bedrooms
- Modernisation Required
- Energy Rating C



Situated in the village of Lees and positioned on a quiet cul de sac is this three bedroom semi detached property on Spring Close being sold with no onward related chain. The property requires general modernisation throughout, however benefits from generous room sizes and allows the prospective buyer to put their own taste on the property. This property further benefits from having large garden areas to the front and rear, extension possibilities (subject to planning permission) and both driveway and garage parking.

Internally the property comprises of a porch, hall, lounge/diner, kitchen, three bedrooms and a bathroom. Warmed with gas fired central heating and double glazed throughout.

Contact Kirkham Property 7 days a week to arrange your viewing.

PORCH

Accessed via uPVC glazed entrance door and with door to entrance hall.

ENTRANCE HALL

With a door to lounge and stairs to first floor.

LOUNGE/DINER

24' 5" x 13' 8" (7.45m x 4.17m) With laminate flooring, feature fireplace, sliding patio doors to rear, door to kitchen.

KITCHEN

10' 4" x 8' 1" (3.16m x 2.47m) With wall and base units and wood effect worktops, splash back tiling, integrated oven with hob and extractor hood, space for fridge freezer and washing machine, under stairs storage, double glazed window to rear.

LANDING

With laminate flooring, timber double glazed window, loft access via retractable ladders.

BEDROOM

14' 3" x 9' 8" (4.36m x 2.95m Max) With laminate flooring, fitted wardrobes, uPVC double glazed bay window to front, radiator.

BEDROOM

10' 4" x 9' 10" (3.16m x 3.00m) With fitted wardrobe, laminate flooring, timber double glazed window to rear, radiator.

BEDROOM

6' 6" x 6' 6" (2.00m x 2.00m) With fitted carpet, radiator, uPVC double glazed window to front.

BATHROOM

7' 2" x 6' 5" (2.20m x 1.97m) Comprising a shower cubicle, wash hand basin with vanity storage, low level wc, storage cupboard, timber double glazed window to rear, laminate flooring, radiator.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

EXTERNAL

Off road parking is available with the property - there is an attached single garage to the side and driveway parking to the front. Large gardens are to both the front and rear.

There is a lawn to the front with a flagged driveway to one side. To the rear there is a low maintenance flagged patio, lawn and greenhouse all fully enclosed with boundary fencing.

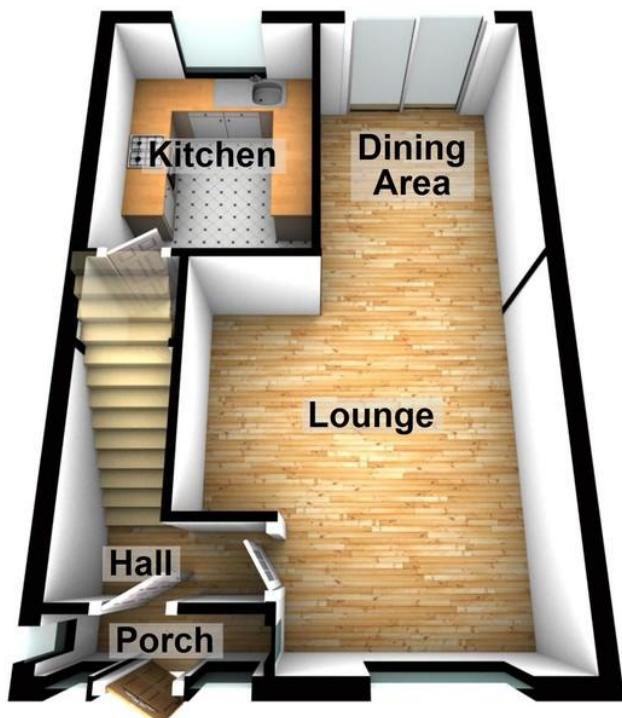
ADDITIONAL INFORMATION

TENURE: Leasehold - Assumed 999 year lease - Solicitor to confirm details.

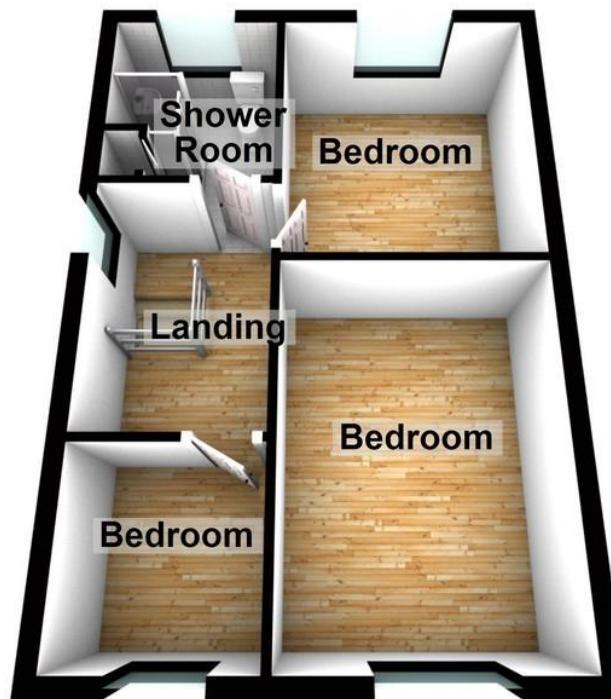
COUNCIL BAND: B



Ground Floor



First Floor



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Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm