



55 Medlock Way, Lees, Oldham, OL4 3LD
Offers In The Region Of £145,000

This end town house located at Medlock Way is offered for sale with NO CHAIN. Briefly comprising porch, lounge, kitchen diner, three bedrooms and bathroom & wc. There are garden areas to front and rear and a side driveway leading to an attached garage. Enjoying the benefit of gas central heating, double glazing, fitted kitchen & a fully tiled bathroom. Some cosmetic improvements required and offering considerable potential for a family.

Located close to the Village Centre of Lees which provides a variety of local shops, bars, restaurants and schools. VIEWING ADVISED.

Ground Floor

Porch

Lounge

16'2" x 14'6" (4.94 x 4.43)



Stairs to the first floor.

Kitchen Diner

16'1" x 8'11" (4.91 x 2.73)



Single drainer, stainless steel, sink unit. Integrated gas hob, electric oven, canopy extractor, fridge and freezer. Range of wall and base units with work tops.

First Floor

Bedroom One

8'0" x 11'2" (2.44 x 3.42)



To front. Over stairs cupboard.

Bedroom Two

3.17 x 2.77 (0.91m.5.18m x 0.61m.23.47m)



To rear. Over stairs cupboard.

Bedroom Three

8'0" x 8'4" (2.44 x 2.56)



To front. Fitted robes.

Bathroom & WC

5'4" x 6'0" (1.63 x 1.84)



Three piece white suite, shower over the bath, fully tiled walls.

Landing

Loft access.

Externally.



Gardens to front and rear with a driveway to the side and garage.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

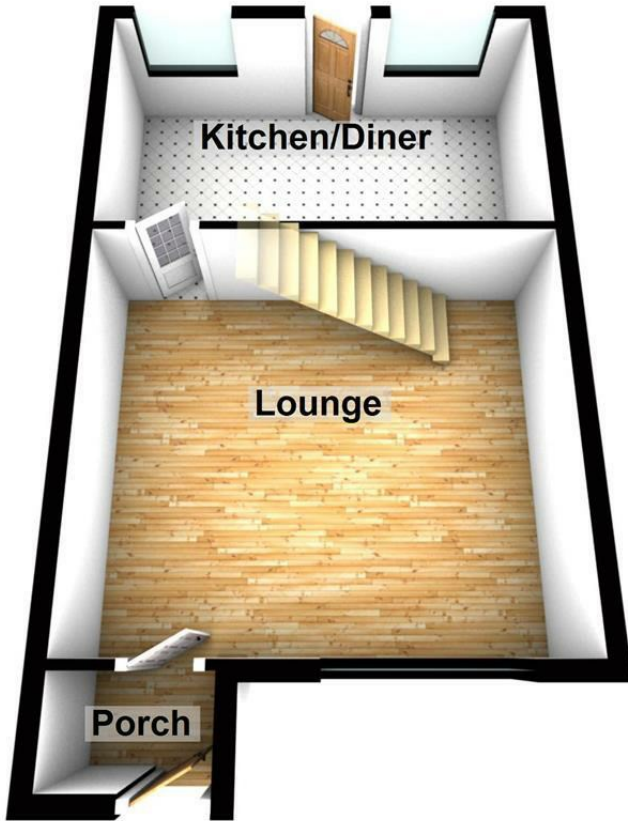
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

