



Stamford Road
Lees, Oldham

£189,950

- Spacious Inner Town House
- Three Bedrooms
- Loft Room
- No Chain
- En Suite & Family Bathroom
- Off Road Parking To Rear
- Popular, Convenient Location
- EPC Rating - E



This is a very impressive and particularly spacious, extended inner town house built in 1928 at West View, Stamford Road within easy reach of all amenities, schools, shops etc. on the outskirts of Oldham towards Saddleworth. The property offers spacious accommodation on three levels with a sound and substantial, traditional feel including high ceilings, deep skirting boards, coving and picture rails. The property has been tastefully modernised and improved over the years. Benefitting from gas central heating and uPVC double glazing with impressive views to the front across Oldham and beyond. The property has an elevated position with a good size low maintenance front garden, and a rear yard area with steps up to a block paved parking space with additional garden beyond offering additional parking/garage potential. This is presently decked out on three levels.

ENTRANCE PORCH

With uPVC double doors.

HALLWAY

Spacious entrance hall with open railed stairs to first floor with cloaks cupboard beneath. Meter cupboard.

LOUNGE

11' 1" x 11' 5" (3.38m (max) x 3.48m) With large rectangular double glazed picture bay window with coloured and leaded lights, coving and picture rail, matching centre alcove light fittings, recently fitted carpet, open to:

DINING ROOM

13' 0" x 11' 5" (3.97m x 3.48m) With rear aspect uPVC double glazed window with coloured and leaded lights, built in lo-line alcove cupboards, coving and picture rail, matching central and alcove light fittings, recently fitted carpet.

KITCHEN

13' 11" x 8' 4" (4.26m x 2.55m) Extended kitchen having matching wall and base units on three sides, inset 1 1/2

stainless steel sink unit, integrated dishwasher, built in Stoves gas oven and hob with extractor hood, Hotpoint Fridge and Freezer, plumbed for an automatic washing machine & space for tumble dryer. Part tiled walls & tiled floor. Double glazed window and door to access rear outside area.

BREAKFAST ROOM

9' 5" x 6' 10" (2.88m x 2.10m) With brick edged feature arched open entrance from dining room, breakfast area having tiled floor covering and radiator.

LANDING

BEDROOM ONE

13' 4" x 11' 1" (4.08m x 3.40m) With rear aspect uPVC double glazed window, fitted white gloss fronted alcove wardrobes, T.V and Satellite points, over bed lights, radiator.

ENSUITE

Fitted with a three piece suite comprising of: shower cubicle, low level w.c. wash hand basin with storage cupboard below, tiled walls and floor, chrome towel radiator.

BEDROOM TWO

10' 8" x 11' 1" (3.27m x 3.40m) With front aspect uPVC double glazed window with extensive views, fitted carpeting, radiator.

BEDROOM THREE

6' 10" x 7' 1" (2.10m x 2.17m) With uPVC double glazed window, high sleeper unit with wardrobes and desk below, laminate floor covering, radiator.

BATHROOM

Long entrance area and fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, storage cupboard housing the combination boiler, tiled walls, obscure uPVC double glazed window.

STAIRCASE TO LOFT ROOM

LOFT ROOM

9' 6" x 17' 6" (2.91m x 5.35m) With two Velux roof windows, eaves storage, fitted carpeting, radiator.



EXTERNALLY

The property has an elevated position with a good size low maintenance front garden, and a rear yard area with steps up to a block paved parking space which is accessed via a private road which services the houses in the row, with additional garden beyond offering additional parking/garage potential. This is presently decked out on three levels.



ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

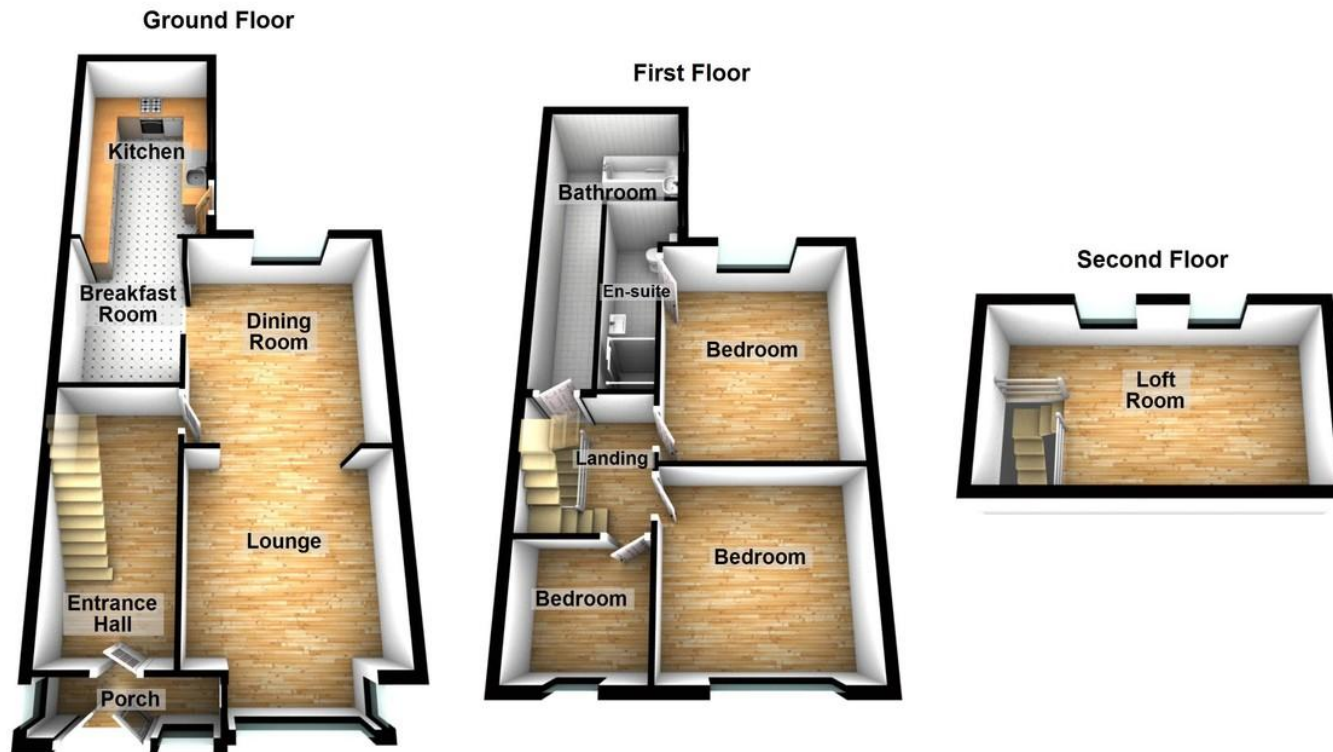
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

INTEREST: Please note that a member of staff at Kirkham Property owns this house.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



Chadderton Office

509 Middleton Road
Chadderton
Oldham
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

chadderton@kirkham-property.co.uk

0161 626 5688

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm