



35 Mellor Street

Lees, Oldham

£133,500

- Middle Townhouse
- Three Bedrooms
- Gardens Front & Rear
- Allocated Parking
- Fully Double Glazed
- Two Minutes To Lees High Street
- No Onward Chain - Freehold
- EPC Rating C



A modern town house within a two minute walk of Lees High Street with allocated parking and gardens to the front and rear. The position of the property is of course highly convenient for local amenities within the village and public transport links all of which are within easy walking distance. Internally the house is in walk in condition comprising briefly: entrance hallway, lounge and kitchen-diner to the ground floor. The first floor landing provides access to three bedrooms and the bathroom suite. The house is fully

double glazed, is warmed with gas fired central heating and has allocated parking located to the rear. At the front is a lawn garden whilst the rear garden is split with paved patio and a decked garden below. The house is being sold with no onward chain and is available to view 7 days a week on 01457 810076.

HALLWAY

Accessed via a glazed entrance door, laminate flooring, radiator, stairs rising to the first floor landing.

LOUNGE

15' 1" x 9' 8" (4.60m x 2.97m) With laminate flooring, radiator, wood fireplace with marble hearth, uPVC double glazed window.

KITCHEN/DINER

8' 1" x 13' 0" (2.47m x 3.97m) An open plan space with fitted wall and base level units, coordinating worktops, splash back tiling, stainless steel sink

and drainer, oven, gas hob, extractor hood, plumbing for washing machine, pantry storage cupboard, laminate flooring, radiator, uPVC double glazed window, sliding patio doors leading to the garden.

LANDING

With loft access, fitted carpet, radiator.

BEDROOM

8' 0" x 13' 0" (2.46m x 3.98m) With fitted carpet, radiator, airing cupboard, uPVC double glazed window.

BEDROOM

9' 1" x 6' 5" (2.77m x 1.96m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM

8' 0" x 6' 4" max (2.45m x 1.95m max) With fitted carpet, radiator, uPVC double glazed window.

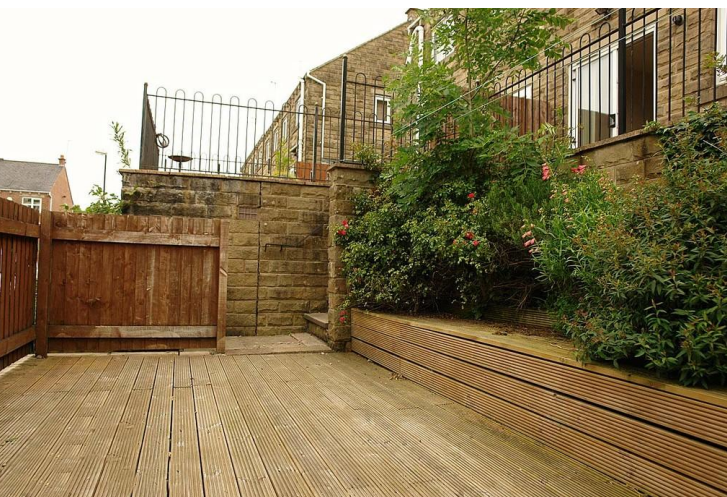
BATHROOM

5' 7" x 6' 5" (1.72m x 1.97m) Comprising bath with shower over, low level WC, wash hand basin, splash back tiling,

radiator, extractor.

EXTERNAL

A lawn garden and pathway to the house is located to the front. At the rear is a paved patio with decked garden below and steps leading down to the allocated parking.



Ground Floor



First Floor



ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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