



NPE

Estate Agents Lettings
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For Sale

14 Phillimore Street, Lees - EPC: £320,000



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****LARGER THAN AVERAGE****HIGHLY SOUGHT AFTER CUL DE SAC LOCATION****LARGE GARDEN TO REAR****DETACHED PURPOSE BUILT BRICK ANNEXE****LOTS OF POTENTIAL****IDEAL FOR FAMILY****VIEWING HIGHLY RECOMMENDED**** We are delighted to bring to the market this large than average, well maintained 3 bedroom semi detached property, situated in one of Lees' premiere locations. The property is uPVC double glazed, combi gas centrally heated, fully alarmed including the garage and has CCTV. Briefly comprises: Porch, entrance hallway, spacious through lounge/dining room, fitted kitchen, 3 bedrooms and a modern 3 piece white bathroom. Externally, the property has the benefit of a garden to the front, a block paved driveway to the side and a large garden to the rear with lawn, block paved patio, large shed and detached purpose built brick annexe.

Porch

Entrance Hallway
Stairs off. Radiator.

Through Lounge/Dining Room

22'11 x 12'5 (6.99m x 3.78m)
Multi fuel fire. Feature fireplace. 2 radiators.

Kitchen

9'6 x 10'3 (2.90m x 3.12m)
Fitted wall & base units incorporating oven, hob & extractor. Stainless steel sink & drainer. Plumbed for washer. Part ceramic wall tiled. Ceramic floor tiled. Radiator. Under stairs storage. Combi gas central heating boiler.

First Floor Landing

Spindled balustrade. Loft access.

Bedroom 1

13'3 x 10'5 (4.04m x 3.18m)
Front aspect. Fitted wardrobes. Radiator.

Bedroom 2

9'7 x 10'8 (2.92m x 3.25m)
Rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

7'0 x 9'2 (2.13m x 2.79m)
Front aspect. Fitted bed. Radiator.

Bathroom

Modern 3 piece white suite with shower to bath. Ceramic wall & floor tiled. Heated towel rail.

Detached Annexe

17'8 x 8'2 (5.38m x 2.49m)
2 electric heaters. Utility area/storage area.

External

Garden to the front, a block paved driveway to the side and a large garden to the rear with lawn, block paved patio, large shed and detached purpose built brick annexe.

Tenure & Council Tax

We have been advised that this property is Leasehold on a 999 year lease with a fixed ground rent of approx. £5 per annum. The council tax is in Band C with Oldham Council.

Warning Notice: NP Estates for themselves and the vendors, who's agents they are, give notice that these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic Tape' and therefore can only be an approximation. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each statement and no warranty is given by NP Estates, their employees, agents or the vendor. The property is offered subject to contract and may be withdrawn at any time.