



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(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	

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## Sloane Avenue, Oldham, OL4 3NZ

£280,000

A BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY IN UPPER LEES (CLOSE TO THE AUSTERLANDS BORDER)

This well maintained three double bedroom semi detached property occupies a peaceful cul de sac position in highly sought after Upper Lees close to the Austerlands border. Offering 958 sq ft of versatile split level accommodation, the property is ideal for families, professionals and those seeking flexible living space in a desirable Saddleworth adjacent location.

The accommodation comprises an entrance porch, a spacious front facing lounge with a large picture window and contemporary inset electric fire and a well appointed kitchen/dining room with cream shaker style units, integrated oven and hob and direct access to the rear garden. A double bedroom and modern three piece bathroom with shower over bath complete the ground floor.

To the first floor are two further double bedrooms. The principal bedroom benefits from fitted wardrobes and useful storage while a substantial loft conversion completed in 2024 provides an impressive additional double bedroom.

Externally, the property enjoys an attractive front lawn with stocked borders, a block paved driveway providing off road parking for two to three vehicles and a detached garage. Fully insulated and plaster boarded with power, lighting and interlocking flooring, the garage offers excellent versatility as a gym, home office, or storage space.

A particular highlight is the landscaped rear garden, featuring a large patio and generous tiered lawn designed to capture sunlight throughout the day.

Situated on Sloane Avenue close to Strinesdale Country Park, nature trails, local amenities and Lees village centre, the property also benefits from excellent transport links into Manchester City Centre via nearby bus routes, Metrolink services and convenient access to the M60. Uppermill's popular independent shops, cafés and restaurants are only a short drive away. Early viewing is highly recommended.

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£280,000



- Three double bedroom semi-detached property
- Spacious split-level accommodation
- Renovated throughout to a high standard
- Sought-after cul-de-sac location in Upper Lees near Austerlands
- Close to Strinesdale Country Park and countryside walks
- Stunning tiered rear garden and front lawn
- Driveway parking and detached garage with usable space
- Leasehold (£15 per annum)
- Council Tax Band C
- EPC Rating C

## Agents Notes

Recent improvements include a Building Regulations compliant loft conversion and mains powered smoke alarms (2024), upgraded consumer unit (2025), new rear garden fencing (2026), Ring doorbell and external security lighting. A Worcester Bosch boiler installed in 2021 and serviced in 2026 and alarm system provides additional peace of mind.

## Ground Floor

### Entrance Vestibule

6'2 x 3'6 (1.88m x 1.07m)

UPVC front entrance door, UPVC double glazed window and UPVC door to the ground and upper floor areas.

### Reception Room

17'5 x 14'11 (5.31m x 4.55m)

UPVC double glazed window, double grill central heating radiator, inset electric fire with wooden mantel and understairs storage.

### Kitchen

13'10 x 8'1 (4.22m x 2.46m)

UPVC double glazed window, double grill central heating radiator, range of fitted cream shaker-style units, sink with drainer and filtered water tap, integrated gas oven and hob, extractor hood and plumbing for washing machine, space for fridge freezer and dining table.

### Bedroom Three

8'11 x 7'7 (2.72m x 2.31m)

UPVC double glazed window and double grill central heating radiator.

### Bathroom

5'10 x 5'7 (1.78m x 1.70m)

UPVC double glazed window, chrome towel radiator, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, tiled elevations and vinyl flooring.

## First Floor

### Landing

Doors to two bedrooms.

### Bedroom One

14'4 x 9' (4.37m x 2.74m)

UPVC double glazed window, double grill central heating radiator and fitted wardrobe/under eaves storage and large cupboard.

### Bedroom Two

17'5 x 9'3 (5.31m x 2.82m)

(Loft Conversion 2024 - building regs compliant)  
Velux window and double grill central heating radiator, fitted clothes rail and ample storage areas.

## External

### Front

Laid to lawn garden with planted borders and blocked paved driveway providing off road parking leading to the detached garage.

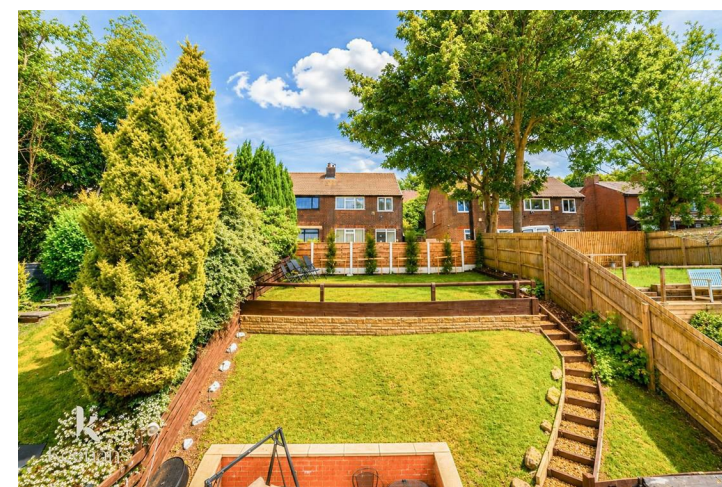
### Detached Garage

17'1 x 7'4 (5.21m x 2.24m)

UPVC double glazed window, fully insulated and plaster-boarded, power and lighting, fitted with interlocking mats and cupboard. Up and over garage door and side door access from rear garden.

### Rear

Landscaped tiered garden with patio area, privacy trees and side door access to the garage. Outdoor water tap.



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