West Street
Oldham, OL4 5AT

Offers over £215,000

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A truly impressive two-bedroom period end-terraced property, offering a wonderful combination of spacious accommodation, original character and attractive period features throughout. Occupying an enviable end position, this distinctive home has been thoughtfully maintained and offers generously proportioned rooms, two separate reception rooms and the added benefit of a useful basement cellar. With its wealth of original detailing and versatile layout, the property offers a fantastic opportunity for buyers looking for a home with genuine character and individuality.

Ideally positioned close to the centre of Lees Village, local schools and a range of everyday amenities, the property also benefits from excellent transport links providing convenient access towards Oldham town centre and Manchester, while the surrounding countryside is within easy reach for those who enjoy scenic walks and the outdoors.

The property opens into an entrance vestibule, with the hall leading through to a welcoming lounge, featuring a beautiful fireplace, original cornice detailing and a wealth of period character. A separate dining room provides an excellent second reception space and features a striking marble fireplace alongside an exposed brick feature, creating a real focal point. The fitted kitchen completes the ground floor.

To the basement is a useful cellar, providing valuable additional storage space.

To the first floor are two well-proportioned double bedrooms, together with a spacious bathroom fitted with a bath and separate shower, while a separate WC provides additional convenience.

Externally, the property benefits from a forecourt garden to the front, adding to its attractive period appeal. To the rear is a low-maintenance yard area finished with decorative stone, providing a private and easy-to-maintain outdoor space, ideal for sitting out and enjoying the warmer months.

GROUND FLOOR

Entrance Vestibule 4'7" x 3'10" (1.39m x 1.17m)
Door to front, door leading to:

Hall 14'0" x 3'10" (4.26m x 1.17m)
Radiator, stairs leading to first floor, doors leading to:

Lounge 13'0" x 12'5" (3.95m x 3.79m)
Double glazed window to front, feature marble fireplace, radiator.

Dining Room 16'8" x 13'5" (5.07m x 4.09m)
Double glazed window to rear, feature marble fireplace, two radiators, door stairs leading down to basement, door leading to:

Kitchen 11'3" x 10'3" (3.44m x 3.12m)
Fitted with a matching range of base units, matching island unit with breakfast bar with inset sink and drainer with mixer tap, plumbing for washing machine, space for fridge/freezer, double glazed window to rear, radiator, door leading out to side.

BASEMENT

Cellar 13'0" x 12'5" (3.95m x 3.79m)
Window to front.

FIRST FLOOR

Landing 16'9" x 5'11" (5.11m x 1.81m)
Double glazed window to side, doors leading to:

Bedroom 1 13'0" x 17'5" (3.95m x 5.31m)
Double glazed window to front, radiator.

Bedroom 2 16'5" x 10'4" (5.00m x 3.16m)
Double glazed window to rear, radiator.

Bathroom 11'8" x 7'2" (3.56m x 2.18m)
Three piece suite comprising, bath with hand shower attachment, vanity wash hand basin and shower area, double glazed window to rear, radiator.

WC
Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to rear.

OUTSIDE

Forecourt garden to the front. Enclosed yard area to the rear with decorative stone.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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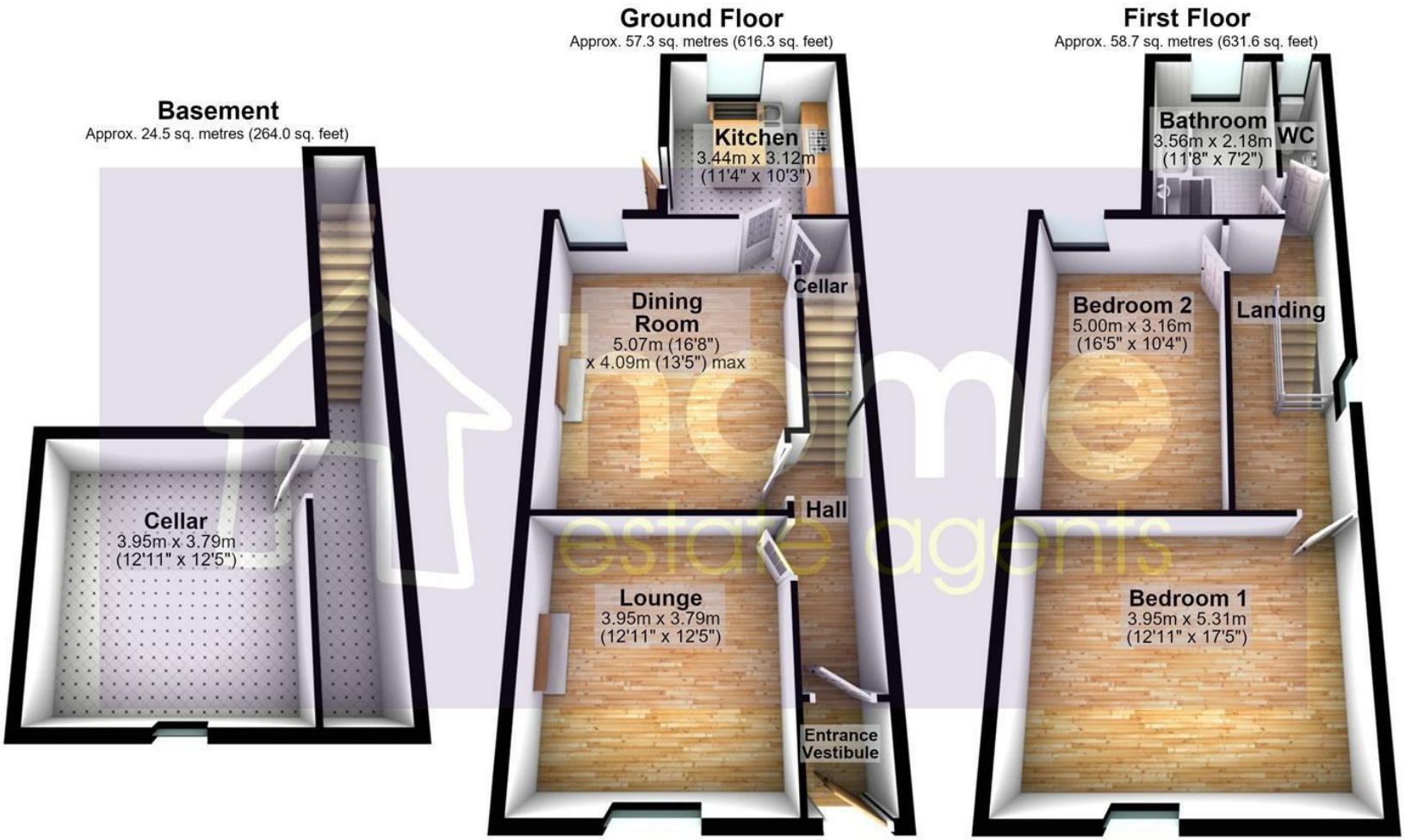
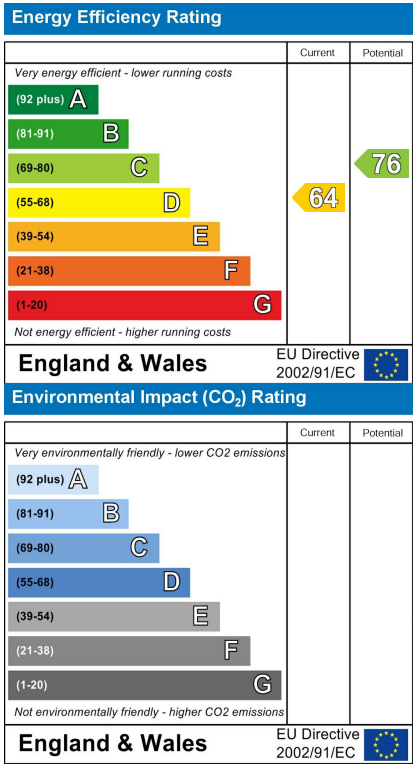
Total area: approx. 140.5 sq. metres (1512.0 sq. feet)