



Thomas Street, Oldham, OL4 5BU

Offers over £200,000

This very well-presented three bedroom mid-terrace property is located in the ever-popular Lees area, ideally positioned within easy reach of Lees village, offering a variety of amenities, shops, restaurants, schools, and excellent transport links to surrounding towns and Manchester city centre. The property is perfectly situated for those who enjoy both the convenience of village living and easy access to stunning local countryside, with nearby scenic walks and green spaces ideal for families and outdoor enthusiasts.

The spacious accommodation is arranged over three floors and briefly comprises a welcoming entrance hall, a comfortable lounge ideal for relaxation, and a generous kitchen/dining room to the rear, providing an excellent space for family meals and entertaining. To the first floor, there are three bedrooms and a modern family bathroom. The second floor features a versatile loft room, offering useful additional space.

Externally, the property is complemented by a low-maintenance paved forecourt garden to the front with a walled boundary adding privacy and kerb appeal. The rear garden is particularly attractive, boasting an elevated decked area that enjoys long-range views, ideal for outdoor dining or relaxing. Steps lead down to a further paved patio, artificial lawn, and an additional decked seating area, creating a pleasant, multi-level outdoor space with gated access to the rear.

This lovely home is well suited to first-time buyers, young families, or those looking to downsize in a sought-after location. Early viewing is highly recommended to fully appreciate the space, versatility, and convenient setting this property has to offer.



GROUND FLOOR

Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Lounge

13'5" x 11'1" (4.08m x 3.37m)

Double glazed box window to front, feature inglenook fireplace, radiator.

Kitchen/Dining Room

11'9" x 14'6" (3.58m x 4.41m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range style cooker, double glazed window to rear, radiator, open to pantry, door leading out to rear garden.

FIRST FLOOR

Landing

Access to loft room, doors leading to:

Bedroom 1

11'11" x 10'0" (3.64m x 3.04m)

Double glazed window to rear, radiator, door to storage cupboard.

Bedroom 2

8'6" x 8'6" (2.58m x 2.58m)

Double glazed window to front, radiator.

Bedroom 3

11'9" x 5'8" (3.57m x 1.73m)

Double glazed window to front, radiator, door to storage cupboard.

Bathroom

8'4" x 6'7" (2.55m x 2.00m)

Three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, part tiled walls, double glazed window to rear, heated towel rail.

SECOND FLOOR

Loft Room

10'8" x 14'6" (3.26m x 4.41m)

Double glazed velux window, access to eaves storage.

OUTSIDE

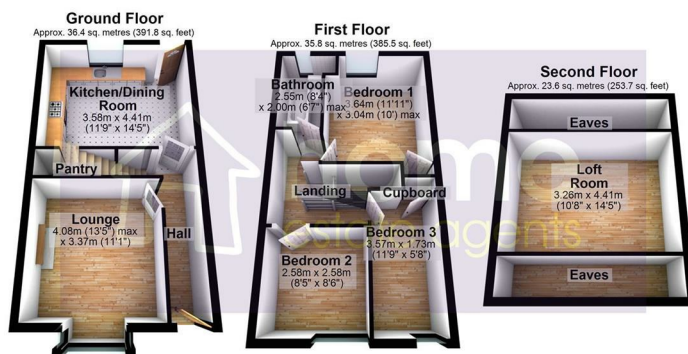
Paved forecourt garden to the front with walled boundary and gated entrance. Enclosed garden to the rear with decking area which benefits from long range views, steps lead down to paved patio and artificial lawn area with further decked area and gated access.

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. 95.8 sq. metres (1031.1 sq. feet)

