



705 Huddersfield Road

Lees, Oldham

£200,000

- Detached House
- Three Bedrooms
- Open Plan Living/Dining Area
- Scope To Extend (STPP)
- Double Width Drive & Garage Parking
- Far Reaching Views To Front
- Not Overlooked Front & Rear
- Energy Rating D



With excellent, far reaching views on offer from the front and the opportunity to extend further is this detached house located on Huddersfield Road in Lees. The home is elevated from the road offering privacy from any traffic and is not overlooked from the front and rear. There is ample parking with both a double width driveway and garage parking available.

Internally comprising of entrance porch, hallway, large lounge/dining area and fitted kitchen to the ground floor. The first floor landing has a storage cupboard and leads to three bedrooms and family bathroom.

There is scope to extend the property to both the side and rear to create a larger family home (subject to planning approval) whilst being equally well spaced in it's current layout. The homeowners have presented the property very well to the market and have smart Hive heating installed. Local Primary and Secondary Schools are within easy reach



of the property and countryside walks are on your doorstep.

Call Kirkham Property to book in a viewing for Huddersfield Road, Lees.

ENTRANCE HALL

With laminate flooring, radiator, stairs to first floor landing.

LOUNGE/DINER

23' 11" x 12' 2" (7.30m x 3.72m) With laminate flooring, three radiators, uPVC double glazed window with onward views to the front, double glazed sliding doors to rear garden, space for dining table and chairs.

KITCHEN

10' 5" x 7' 4" (3.19m x 2.24m) Fitted with a range of modern wall and base units, coordinating work surfaces, electric oven, four ring gas hob, stainless steel extractor



hood, 1 1/4 stainless steel sink and drainer, space for fridge/freezer, plumbing for washing machine, double glazed uPVC window, glazed door to rear garden.

LANDING

Access to the loft, storage cupboard, fitted carpeting.

BEDROOM

10' 10" x 9' 9" (3.31m x 2.99m) With fitted carpeting, radiator, fitted wardrobe, uPVC double glazed window with far reaching views.

BEDROOM

10' 5" x 8' 9" (3.20m x 2.67m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobe.

BEDROOM

6' 9" x 6' 5" (2.06m x 1.98m) Fitted with carpeting and with radiator, uPVC double glazed window with onward views.

BATHROOM

7' 5" x 4' 9" (2.28m x 1.47m) Comprising three piece suite of low level wc, vanity hand wash basin, panelled bath with mains fed shower, heated towel rail, double glazed obscure window.

GARAGE

15' 10" x 13' 4" (4.83m x 4.08m) Accessed via a roller shutter door and with power, light, rear door to garden.

EXTERNALLY

The property is elevated from the road offering privacy from any traffic. There is a small front forecourt. At the rear is a tiered garden with Astroturf and steps leading up to a higher patio area. There is also a useful outbuilding which could be converted into a summerhouse. Ample parking is by means of a double width driveway leading to a large garage.

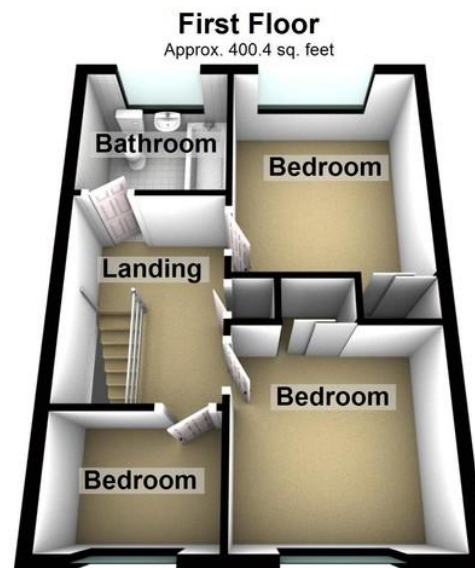
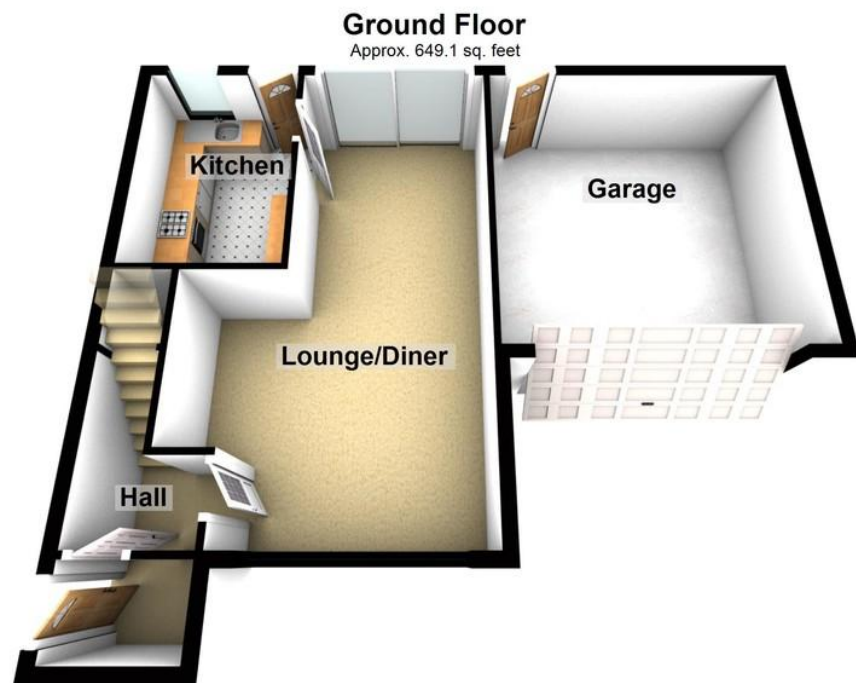
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

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 – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm