



Owls Gate, Lees, Oldham

£390,000



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Immaculately presented to the market for sale is an executive four bedroom detached home on a quiet cul-de-sac development. Tucked away yet just a few minutes walk to all amenities in the heart of the village and with primary & secondary schools within easy reach makes this an ideal family home.





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Internally set over three floors and comprising entrance hallway, lounge, bedroom and wc on the ground floor. Integral access to the garage can also be made. On the lower ground is an open plan kitchen and dining area with bi fold doors out to the garden.

The first floor offers three further bedrooms including the master which has its own En-Suite as well as a family bathroom and enough space for a study area to the landing.

Externally, the rear garden is low maintenance and has been landscaped with a decked seating area and lawn with raised rockery borders. To the front of the house is a lawn and a driveway for three cars leading to the single integral garage.

The development is situated in the centre of Lees village where an excellent array of local amenities can be found such as bars, restaurants, shops and banks. Leesbrook Nature park is also close by and offers woodland walks along the River Medlock with beautiful flower meadows and a variety of wildlife.

Viewings can be arranged by calling the Uppermill office today.



Ground Floor



Lounge

4.65m x 4.22m (15'3" x 13'10")

With fitted carpeting, radiator, double glazed bi-fold doors opening to a Juliette balcony overlooking the garden.

Bedroom

2.72m x 2.36m (8'11" x 7'8")

With fitted carpeting, radiator, double glazed window.

WC

1.75m x 0.98m (5'8" x 3'2")

Comprising low level wc, hand wash basin, radiator, tiled flooring, double glazed obscure window and extractor fan.

Lower Ground Floor

Kitchen

4.65m x 3.65m (15'3" x 11'11")

Open plan to the dining area fitted with a range of modern wall and base units in high gloss, granite worktops, breakfast bar with stainless steel sink and drainer, gas hob, extractor hood, integral oven, integral Fridge/Freezer, integral dishwasher, underfloor heating, Karndean flooring, double glazed bi-folding doors to the rear garden and open to the dining area.

Dining Area

3.05m x 2.76m (10'0" x 9'0")

Open plan to the kitchen with underfloor heating, Karndean flooring, double glazed window.

First Floor

Landing

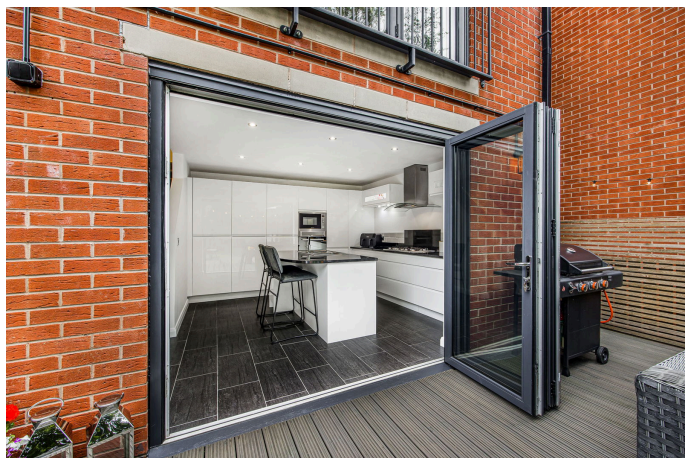
With fitted carpeting, radiator, space for computer desk and chair, double glazed dual aspect windows, large Velux roof window and access to the loft space via a hatch.

Bedroom

5.52m x 2.92m (18'1" x 9'6" Max.)

With fitted carpeting, radiator, fitted wardrobes and double glazed dual aspect windows.





En-Suite

1.81m x 1.81m (5'11" x 5'11")

Comprising low level wc, hand wash basin, shower cubicle, tiled flooring, tiled walls, heated towel rail, extractor fan, double glazed obscure window.

Bedroom

3.37m x 2.65m (11'0" x 8'8")

With fitted carpeting, radiator, double glazed window.

Bedroom

2.73m x 2.72m (8'11" x 8'11")

With fitted carpeting, radiator and double glazed window.

Bathroom

2.63m x 1.68m (8'7" x 5'6")

Comprising low level wc, hand wash basin, P shaped bath with shower over and screen, tiled flooring, tiled walls, heated towel rail, double glazed obscure window and extractor fan.

Garage

5.92m x 2.67m (19'5" x 8'9")

Accessed via an up and over door and with power and light. A Baxi wall mounted combi boiler is located in the garage, there is plumbing for a washing machine, vented for tumble dryer and double glazed rear facing window.

Externally

Externally there is a small lawned garden area and driveway parking for 3 cars to the front. To the rear, bi-folding doors off the kitchen open out to the decked area which is a great space to sit and enjoy this well landscaped garden. The rear garden also has a good size lawn along with raised rockery border to one side and the garden is enclosed with boundary fencing. There is an open aspect to the rear.

Additional Information

TENURE: Leasehold, 999 years from 2007 - Solicitor to confirm.

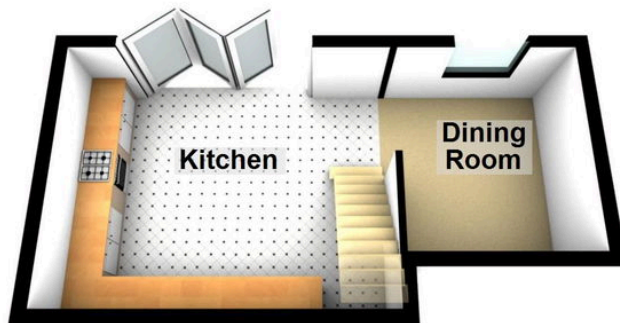
GROUND RENT: £200 per annum.

SERVICE CHARGE: n/a

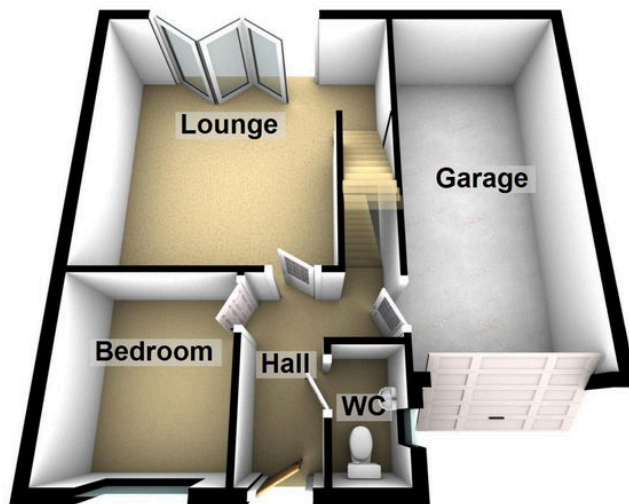
COUNCIL BAND: D (£2325.38 per annum.)

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.

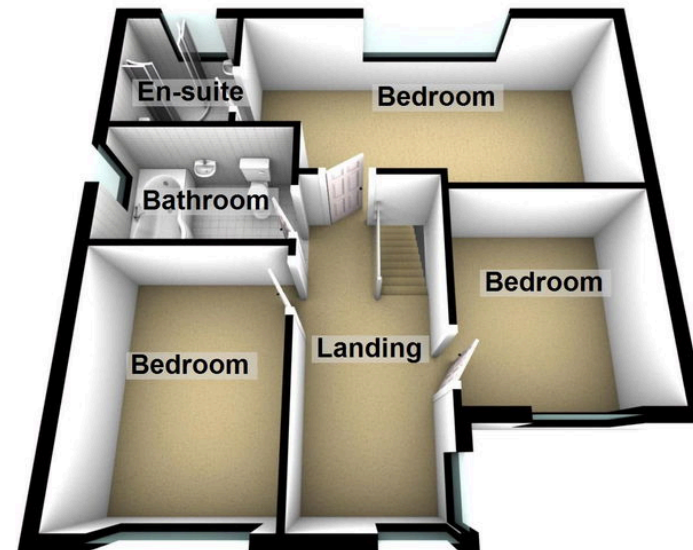
Basement



Ground Floor



First Floor



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