





713 Huddersfield Road, Lees, OL4

£250,000

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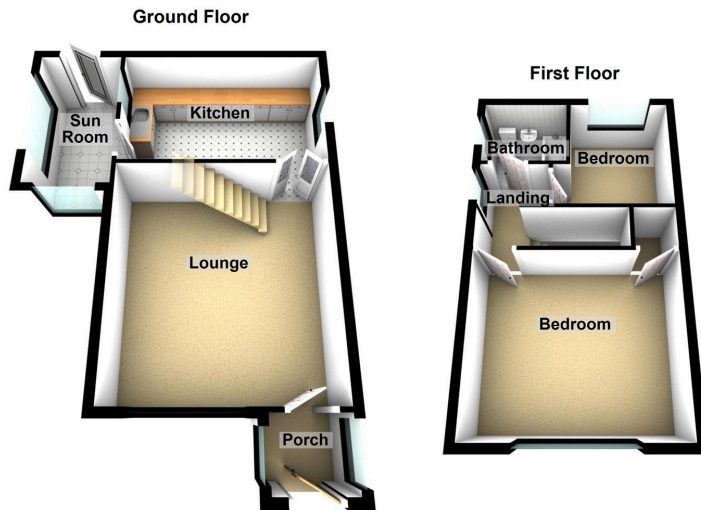
- Semi Detached Cottage
- Two Bedrooms
- Oozing Charm and Character
- Excellent Potential
- Large Garden and Driveway
- EPC - D







Offered for sale is this unique two bedroom semi-detached character cottage oozing with charm and character throughout. Offering excellent potential to create a wonderful first time home or a home for those looking to downsize the property is for sale with no onward chain. Situated close to village amenities and transport links plus being within easy reach of Saddleworth villages. The property is in need of a degree of modernisation but offers excellent potential for someone to put their own stamp on it and call it home. Internally the accommodation comprises of porch, lounge, good size kitchen and sun room to the ground floor whilst to the first floor there are two bedrooms and a family bathroom. Externally there is a driveway to the side providing off road parking, to the rear is a good size tiered garden with rockeries, lawn, patios and a shed plus a brick built storage shed. Viewing is recommended the potential on offer from this charming cottage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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