



Woodhead Close, Lees, Oldham, OL4

£225,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

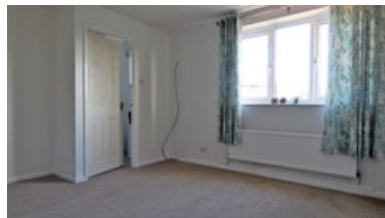
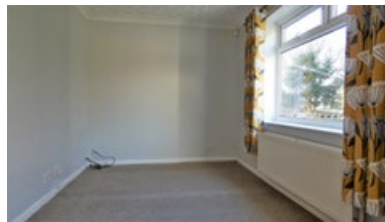
EXTENDED DETACHED HOUSE IN SOUGHT AFTER LOCATION! Spacious and modern property with off-street parking. Close to local schools and amenities, contact us today on 0333 103 8390 to arrange your viewing!

Key features:

- Close to local schools
- Spacious and modern
- Off-Street Parking
- Not overlooked at the rear

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band D (£1804.29 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 990 years remaining
Ground Rent: £40.00 per-annum



EXTENDED DETACHED HOUSE IN SOUGHT AFTER LOCATION

HouseSimple is pleased to present this superb family home located in the sought after village of Lees Oldham. This extended, larger than average property is set at the head of a quiet and well regarded cul-de-sac of only 9 properties and has the added benefit of not being overlooked at the rear. The rear of the property overlooks the beautiful Medlock Valley and river, perfect for dog walking.

The property is accessed via a private side entrance and consists of a very spacious living room with two radiators and a feature fireplace leading onto a separate good sized dining room/study with radiator and loft space for storage. The room looks out onto the good sized, private rear garden. The spacious conservatory leads off from the dining room and complements the rear garden beautifully. To the front of the property, there is a large L shaped dining kitchen with two double glazed windows facing the front and a small window to the side of the property. The back door has access to the side of the property which leads to the rear garden. There is an additional area to house a large American type fridge/ freezer or possible conversion to a downstairs toilet. Upstairs there are three very good sized double bedrooms (master with ensuite shower room), a family bathroom, walk in storage cupboard and part boarded loft space with drop down ladder. The property has been newly carpeted throughout.

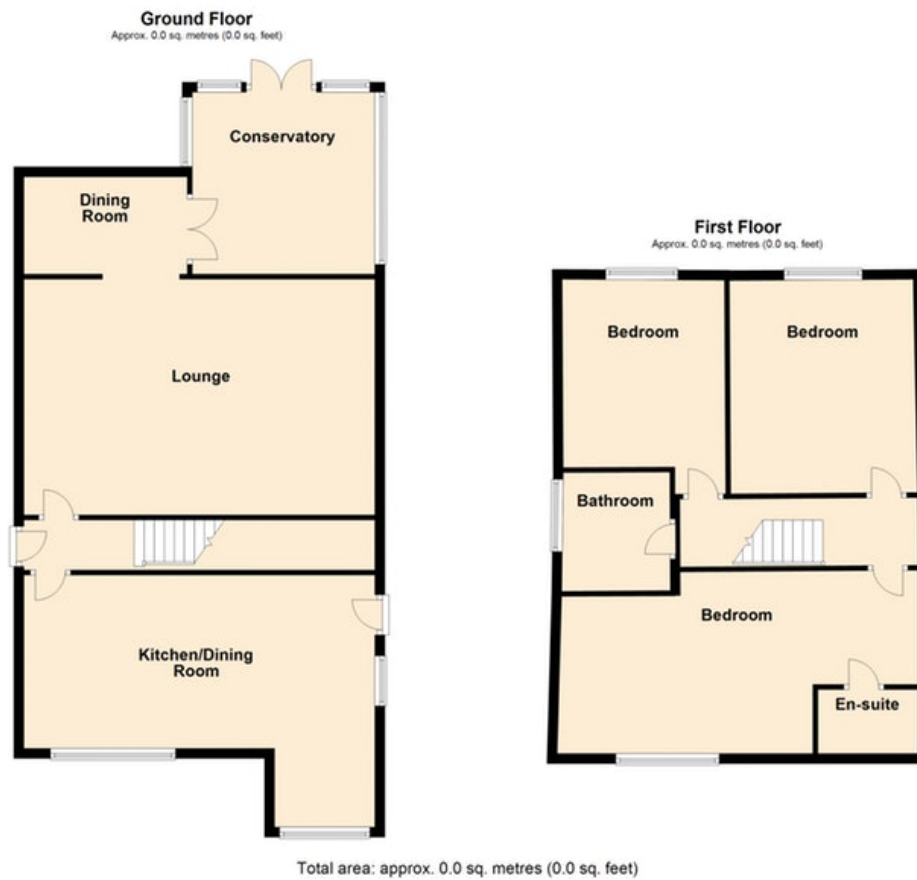
Externally - To the front of the property is a driveway with off-road parking for two cars and a garden laid to lawn with rockery and shrubs. To the rear, the established garden is laid to lawn with established borders, shed and a paved patio area. Not being overlooked at the rear, makes this a very private area.

The property benefits from being in close proximity to local shops and well regarded schools and is also a short walk from the village centre with its range of shops, restaurants, bars and doctor's surgery. The property is also within easy reach of open countryside, Saddleworth villages, public transport links, Metrolink and the M60/M62.

Internal viewing of this property is highly recommended in order to fully appreciate the size and scope of the accommodation on offer.

Contact HouseSimple now to arrange a viewing.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

7, Woodhead Close, Lees, OLDHAM, OL4 3JS

Dwelling type: Detached house	Reference number: 9298-4003-6242-4281-6924
Date of assessment: 11 February 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 February 2019	Total floor area: 109 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,739
Over 3 years you could save	£ 297

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 297 over 3 years </div>
Heating	£ 2,190 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 321 over 3 years	£ 240 over 3 years	
Totals	£ 2,739	£ 2,442	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8ebf42; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #fde08c; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f4b084; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #d6604d; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">69</td><td style="text-align: center;">81</td></tr> </table>	Current	Potential	69	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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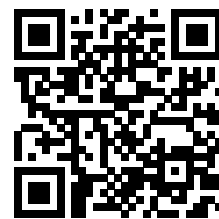
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
2 Solar water heating	£4,000 - £6,000	£ 81
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 810

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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