



12 Dawson Street

Salem, Oldham

Offers Invited £114,950

- Four Storey End Terrace
- Modern Kitchen/Breakfast Room
- Two Bedrooms+ Loft Room
- Cellars
- Gated Driveway
- Low Maintenance Courtyard
- GCH/Double Glazing
- EPC Rating-D



**DECEPTIVELY SPACIOUS:** This four storey, two bedroom with loft room, end terrace property benefits from off road parking by means of a gated block paved driveway. Conveniently situated for access to Lees village and its amenities. Internally comprising: entrance vestibule, lounge and well appointed kitchen breakfast room with access to the cellar areas. To the first floor there are two bedrooms, one fitted, and bathroom with electric shower. To the second floor is a useful loft room. Externally there is an enclosed rear courtyard. Benefits from gas central heating and double glazing.

#### ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

#### LOUNGE

12' 9" x 15' 8" max(3.89m x 4.78m) With radiator, two uPVC double glazed windows, arch leading to the kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

6' 6" x 15' 8" (2.0m x 4.78m) With modern fitted wall and base units in a white and black high gloss finish, granite work tops, stainless steel sink unit with drainer, splash back tiling, plumbed for washing machine, integral oven, hob, extractor, access to the cellar areas, uPVC double glazed window, uPVC double glazed door.

#### CELLAR AREA

6' 6" x 15' 8" (2.0m x 4.78m) With Worcester combi boiler. Workshop and utility area, offering useful storage space. Accessed via the rear yard areas or from the staircase in the kitchen

#### FIRST FLOOR LANDING

staircase to loft room

#### BEDROOM ONE

11' 11" x 15' 8" (3.64m x 4.78m) With fitted carpeting, radiator, uPVC double glazed window.

#### BEDROOM TWO

13' 7" x 8' 7" (4.16m x 2.64m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

#### BATHROOM

6' 8" x 5' 8" (2.04m x 1.75m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., panelled ceiling with spotlights, electric shower, fully tiled walls, tiled floor.

#### SECOND FLOOR

#### LOFT ROOM

9' 6" x 15' 8" (2.90m x 4.78m) good sized bedroom area with fitted carpeting, uPVC double glazed window.

#### EXTERNALLY

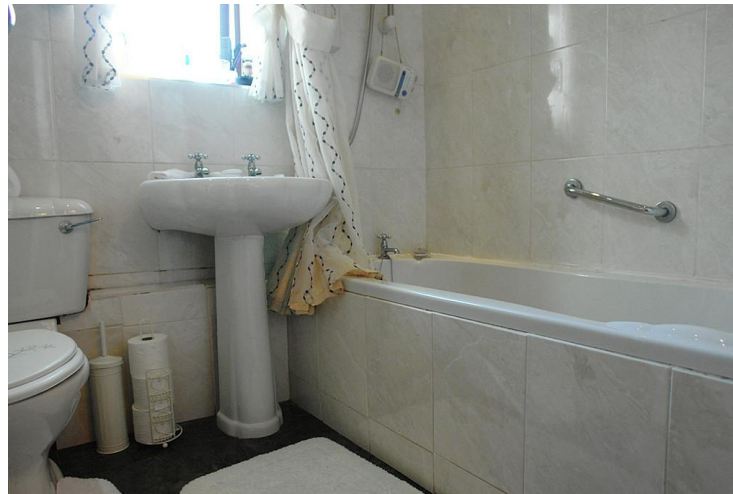
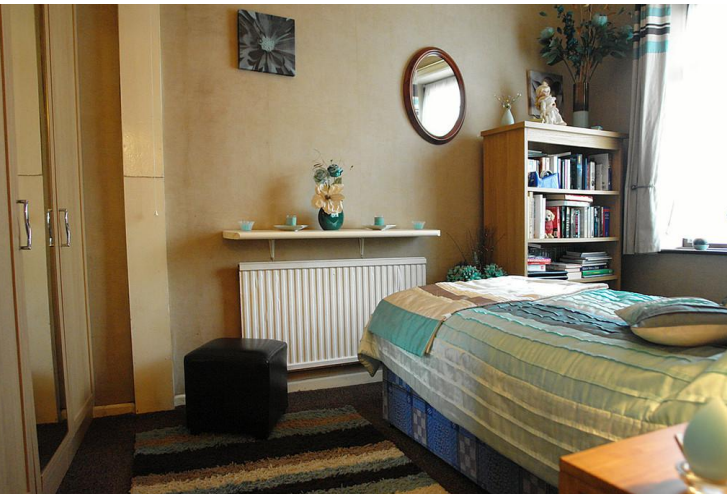
Off road parking is by means of a wrought iron gated block paved driveway. There is a rear courtyard. There are further parking provisions to the side of the property on the road

#### ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



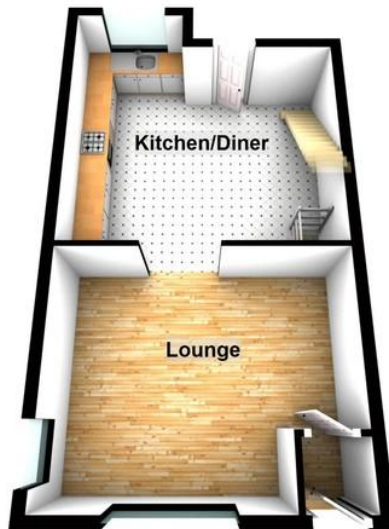
### Basement



### First Floor



### Ground Floor



### Second Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements