

## Flat 3 Acorn Mill, Mellor Street, Lees, Oldham, OL4 3DH

Offers In The Region Of £150,000

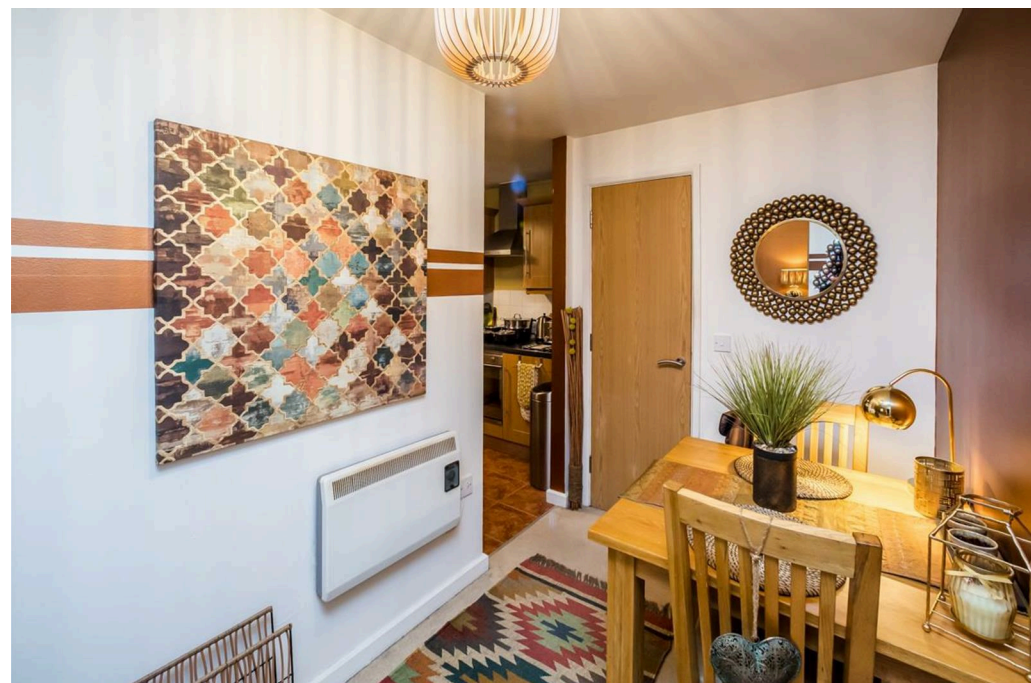
- Two Double Bedrooms
- Investment Opportunity
- 1st Floor Apartment
- No Chain
- Popular Location
- Move In Ready

# Mellor Street, Oldham OL4 3DH

Reloc8 are thrilled to offer this beautiful 1st floor apartment in the centre of Lees , available with no chain. With two double bedrooms and beautifully decorated throughout, this is an ideal opportunity for an investor, first time buyer or the buyer looking to downsize. This property will prove very popular, don't miss your chance. Call Reloc8 today. Phone lines open 7 days a weeks 8am -8pm!



Council Tax Band: C



Acorn Mill is conveniently located for access to the centre of Lees village, close to a wide variety of local shops, bars and restaurants. Various bus routes operate along the High Street, which provide quick and easy access to Saddleworth and Oldham town centre and onward to Manchester.

### **Entrance Hallway**

A wooden fire door opens into this delightful apartment. The hallway is carpeted with doorways leading to the bathroom, both bedrooms and the open plan lounge /diner.

### **Lounge/Diner**

20'9"\*12'9"

This large open plan, but well designed area is carpeted, double aspect windows provide plenty of light to the room. There are two wall heaters. With space available for a dining area and table, this is a cosy living space.

### **Kitchen**

8'8"\*8'1"

With tiled flooring, floor and wall mounted units, the kitchen takes advantage of the open plan aspect and carries the same decorating theme from throughout the property. Included are an Electric hob and oven, integrated washing machine, dishwasher and fridge/freezer.

### **Master Bedroom**

16'4"\*8'7"

This large double bedroom is carpeted, has a handy storage cupboard. With a wall heater and window. The tasteful decoration is again evident in here.

### **Bedroom Two**

12'1"\*8'9"

A further double room, which is carpeted and comes with UPVC window and wall heater.

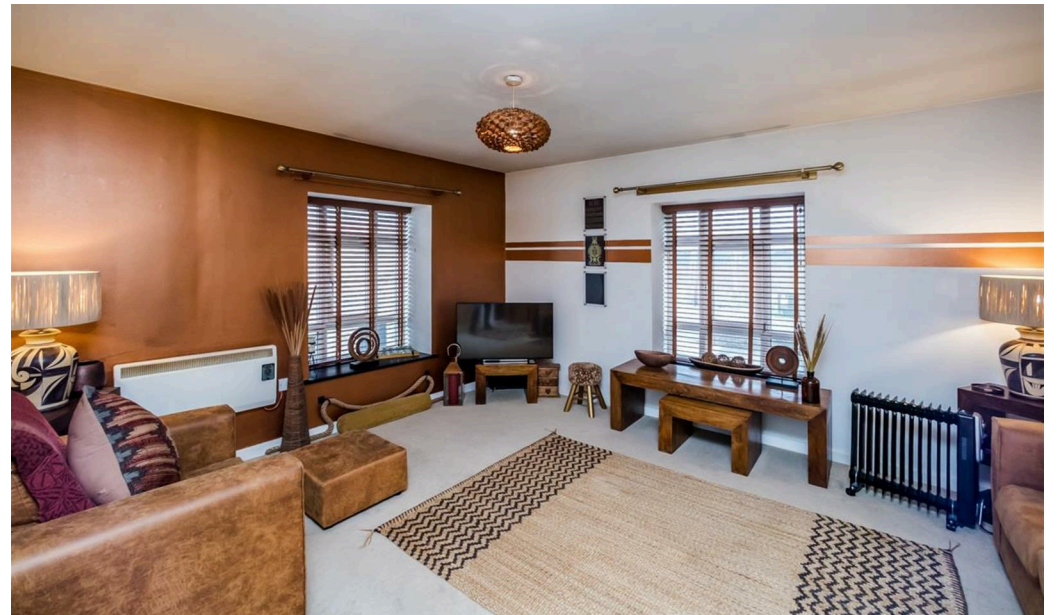
### **Bathroom**

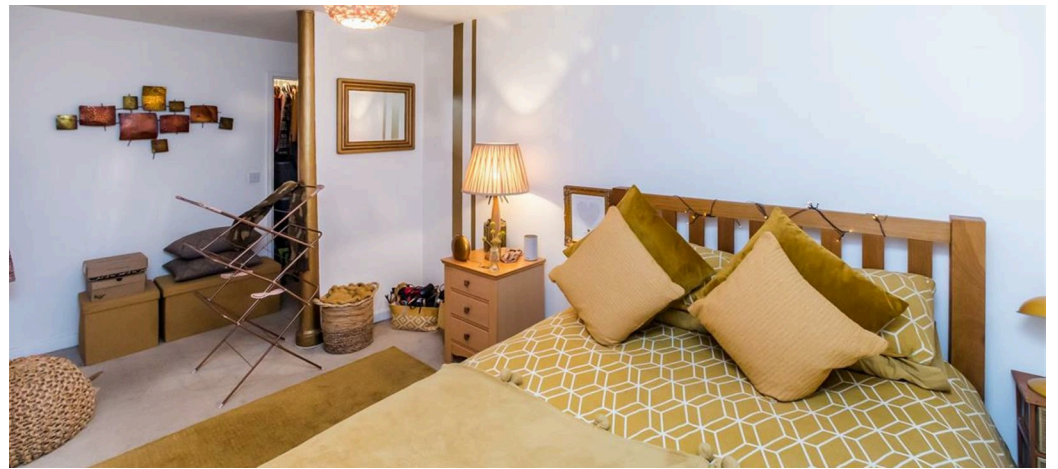
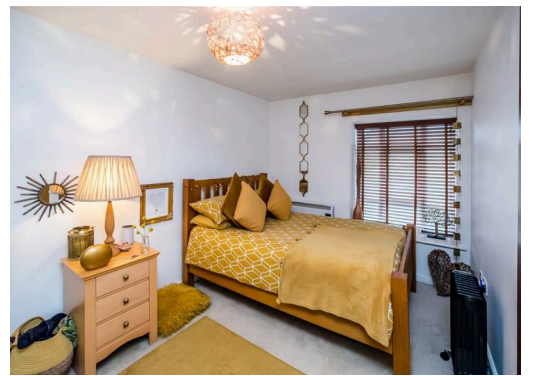
With tile effect flooring A white suite that includes bath with shower over, toilet and sink. The walls are partly tiled in a stylish white tile.

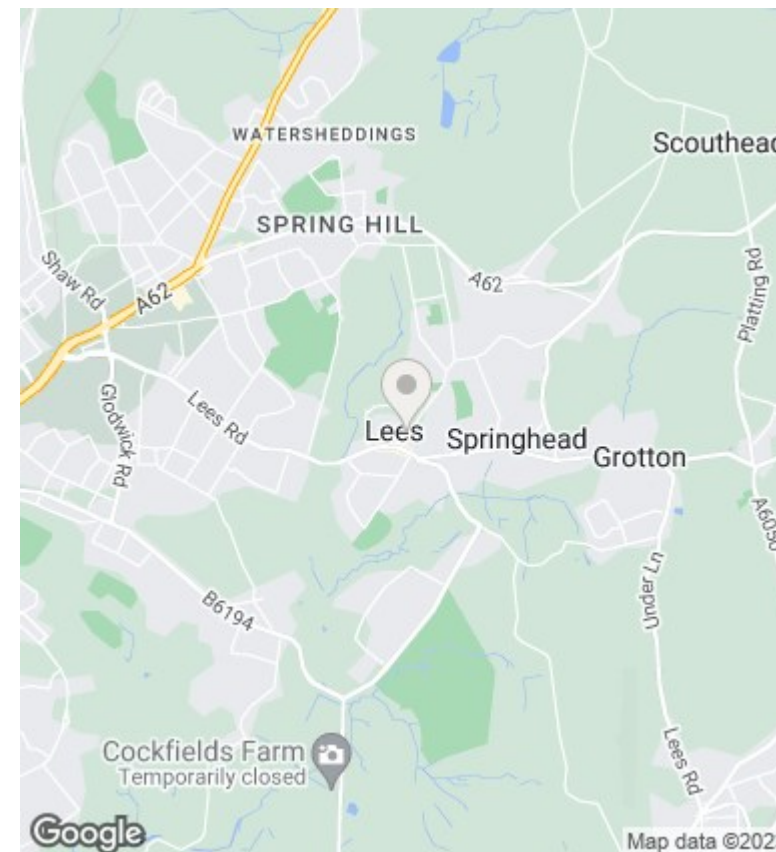
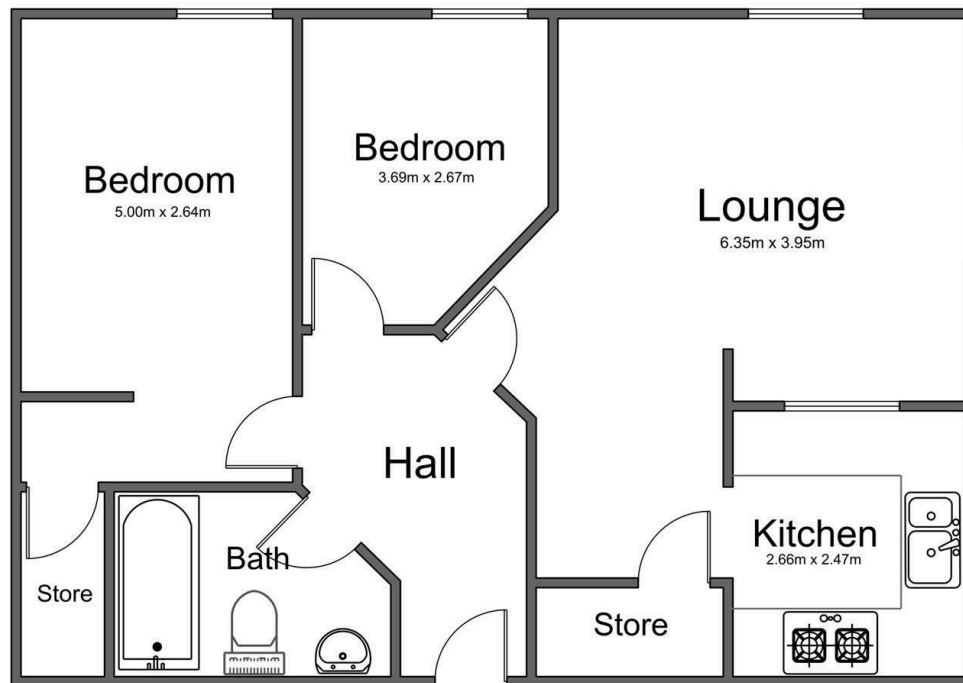
### **External**

A stylish, grade II listed building with a secure gated entrance and allocated parking. Benefits from a secure allocated parking space and is offered for sale with no chain.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







## Viewings

Viewings by arrangement only. Call 01617111150 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	