



Oldham Road

Royton, Oldham

£129,950

- Mid Terraced House
- No Chain
- Four Bedrooms
- Off Road Parking To Rear
- Fitted Kitchen/Diner
- Gas Central Heating
- Convenient Location
- EPC Rating - D



Offered for sale with No Chain is this four bedroom, terraced property located on Oldham Road in Royton. This home is in need of modernisation and benefits from a rear driveway for two cars via a gated access. Accommodation comprises of: entrance vestibule, lounge, kitchen/dining room, four bedrooms and a bathroom.

#### ENTRANCE VESTIBULE

With fitted carpeting, meters cupboard.

#### LOUNGE

13' 5" x 14' 3" (4.09m (max) x 4.36m) With front aspect hardwood double glazed window with fitted blind, fitted carpeting, radiator, gas meter.

#### KITCHEN/DINER

12' 11" x 14' 3" (3.94m x 4.36m (max)) With fitted wall and base units, worktops, plumbed for an automatic washing machine and dishwasher, stainless steel sink unit with mixer tap, Ideal combi boiler, radiator, under stairs storage cupboard, laminate floor covering, hardwood double glazed window with fitted blind, door to rear.

#### LANDING

With fitted carpeting, loft access.

#### BEDROOM ONE

9' 0" x 13' 5" (2.74m x 4.09m) With front aspect hardwood double glazed window with fitted blind, fitted carpeting, radiator.

#### BEDROOM TWO

10' 5" x 9' 3" (3.18m x 2.82m) With rear aspect hardwood double glazed window with fitted blind, fitted carpeting, radiator.

#### BEDROOM THREE

13' 0" x 8' 0" (3.96m x 2.44m) With rear aspect hardwood double glazed window with fitted blind, fitted carpeting, radiator, double storage cupboard.

#### BEDROOM FOUR

10' 0" x 5' 9" (3.05m x 1.75m) With front aspect hardwood double glazed window with fitted blind, fitted carpeting, radiator, BT point.

#### BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls, vinyl floor covering, ornate ceiling, obscure hardwood double glazed window.

#### EXTRENNALLY

To the rear of the property there is an enclosed yard with gated access providing off road parking for two cars.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

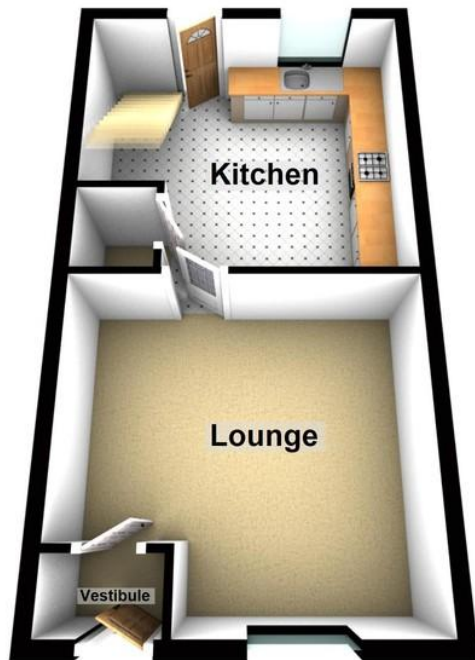
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

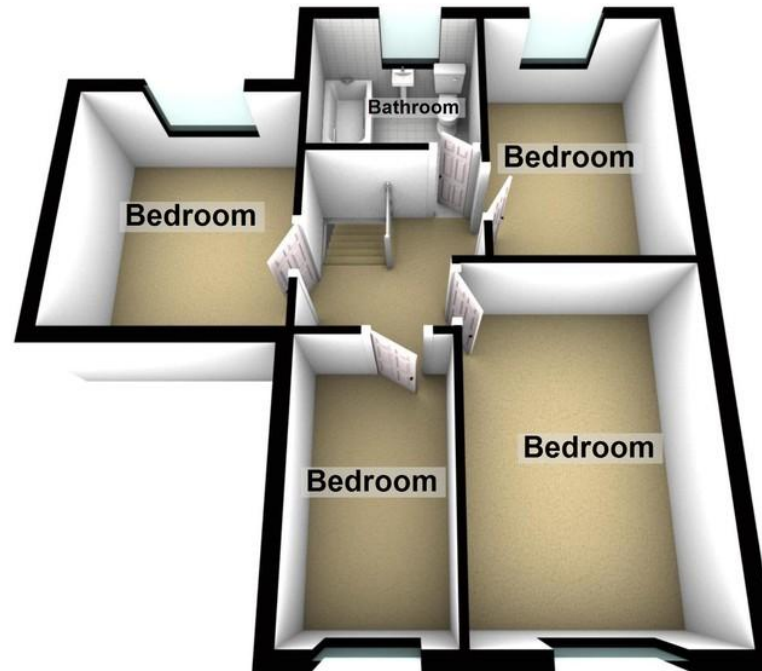
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.



**Ground Floor**



**First Floor**



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