



Millwood Court

Royton, Oldham

£134,950

- Second Floor Apartment
- Intercom Entry & Internal Lift
- Walking Distance To Royton Centre
- Two Bedrooms, One Fitted
- Views Over Royton Park
- Fitted Kitchen & Shower Room
- Allocated Parking Space
- EPC Rating - TBC



Offered for sale with No Chain is this superbly presented, two bedroom, second floor apartment with searching views over Royton Park. Built in 2005 and situated in the heart of Royton town centre with all amenities on tap. Accommodation comprising of: Intercom entrance, internal lift, entrance hallway, large lounge/diner, kitchen, two good size bedrooms and a shower room. Externally there is allocated parking.

ENTRANCE

With Intercom entry system, internal lift.

ENTRANCE HALLWAY

11' 9" x 3' 9" (3.58m x 1.14m) With fitted carpeting, electric wall radiator, electric consumer unit, access via a ladder to a part boarded loft.

LOUNGE/DINER

17' 3" x 14' 4" (5.26m x 4.37m) With uPVC double glazed French doors overlooking Royton Park, electric wall fire, TV point, BT point, three uPVC double glazed windows, fitted carpeting, electric radiator, Intercom system.

KITCHEN

14' 6" x 7' 8" (4.42m x 2.34m) With rear aspect uPVC double glazed window with fitted blind overlooking Royton Park, Shaker style fitted wall and base units, worktops, four ring electric hob with oven under, canopy hood extractor fan, stainless steel sink unit with mixer taps, plumbed for an automatic washing machine, laminate floor covering, tiled splash backs, large storage cupboard.

BEDROOM ONE

14' 0" x 9' 7" (4.27m x 2.92m) With front aspect uPVC double glazed window with fitted blind, full range of fitted wardrobes, TV point, fitted carpeting, electric radiator.

BEDROOM TWO

9' 7" x 7' 3" (2.92m x 2.21m) With side aspect uPVC double glazed window with fitted blind, fitted carpeting, electric radiator.

SHOWER ROOM

9' 7" x 4' 9" (2.92m x 1.45m) Fitted with a three piece suite in white comprising of: large walk in shower, wash hand basin with mixer tap, low level w.c., chrome electric radiator, extractor fan, shaver point, vinyl floor covering, obscure uPVC double glazed window.

EXTERNALLY

With allocated parking space - D.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

NB: Service Charge – Approximately £70 per month

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

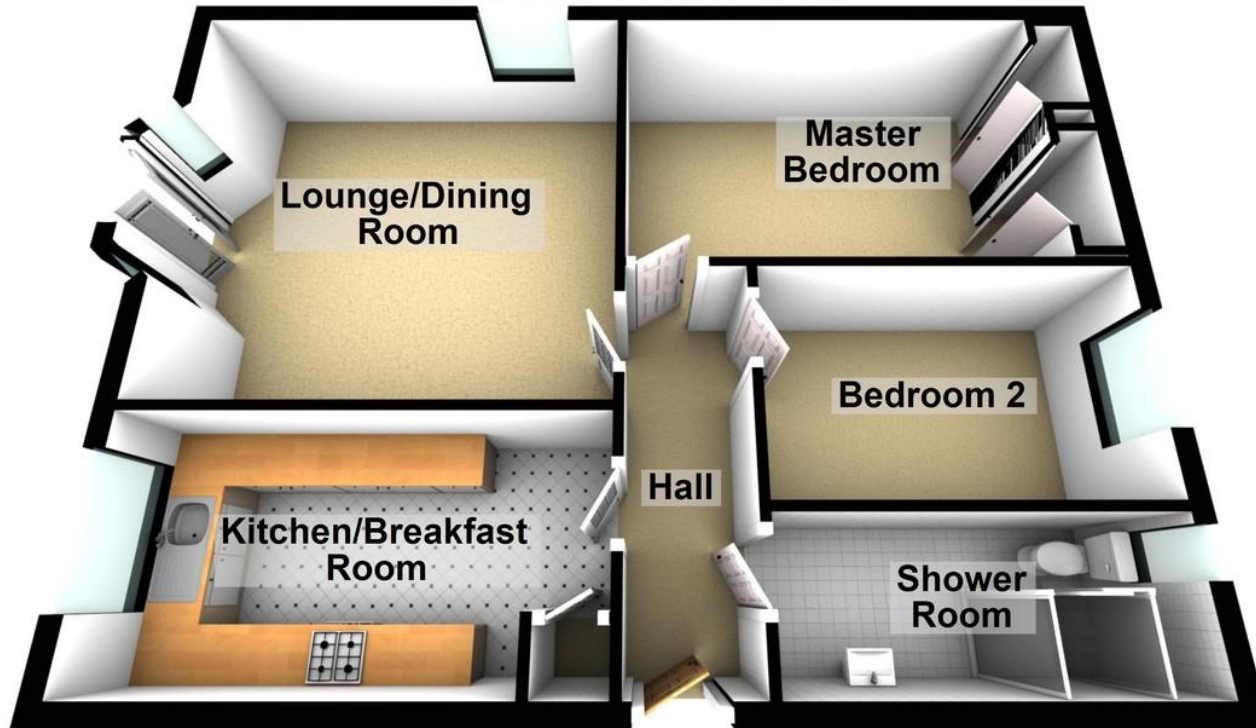
AGENTS NOTE

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

Approx. 63.5 sq. metres (683.7 sq. feet)



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