



Cecil Street

Royton, Oldham

£150,000

- Mid Terraced House
- No Chain
- Close To Royton Centre
- Two Bedrooms
- Useful Loft Room
- Fitted kitchen/Diner
- uPVC DG & GCH
- EPC Rating -



No Chain. Offered for sale is this delightful, two bedroom, garden fronted, terraced home located in this popular spot close to Royton town centre. Accommodation comprising of: entrance porch, hallway, lounge, kitchen/diner, rear porch and w.c to the ground floor with two good size bedrooms, a shower room and a drop down ladder with access to a useable loft room with Velux window. Externally an enclosed yard with rear access.

#### ENTRANCE PORCH

With uPVC entrance door, open to the hallway.

#### HALLWAY

With laminate floor covering, radiator.

#### LOUNGE

14' 0" x 10' 9" (4.27m x 3.28m) With front aspect uPVC double glazed window, picture rail, gas fire with surround and hearth, TV point, radiator, gas and electric meters, fitted carpeting.

#### KITCHEN/DINER

14' 3" x 11' 2" (4.34m x 3.4m) With fitted Shaker style wall and base units, worktops, double oven, five ring gas hob, extractor fan, integrated fridge/freezer, one and a quarter bowl sink unit with mixer taps, plumbed for an automatic washing machine, under stairs storage cupboard, spotlights, Worcester boiler, glazed door leading into the rear porch, uPVC double glazed window with fitted blind.

#### REAR PORCH

5' 9" x 3' 8" (1.75m x 1.12m) uPVC double glazed window, radiator, tiled floor covering, Composite door, to rear.

#### WC

4' 9" x 2' 7" (1.45m x 0.79m) With low level w.c, wash hand basin, tiled splash backs, obscure uPVC double glazed window.

#### LANDING

With fitted carpeting.

#### BEDROOM ONE

14' 6" x 14' 0" (4.42m x 4.27m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, wardrobe, dressing table, loft access.

#### BEDROOM TWO

12' 0" x 8' 8" (3.66m x 2.64m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### SHOWER ROOM

7' 0" x 5' 6" (2.13m x 1.68m) Fitted with a three piece suite comprising of: shower, wash hand basin, low level w.c., fully tiled walls and floor, spotlights, radiator, obscure uPVC double glazed window.

#### LOFT ROOM/OFFICE

13' 0" x 11' 6" (3.96m x 3.51m) Accessed via a drop down ladder with fitted carpeting, eaves storage, light, BT point, Velux window.

#### EXTERNALLY

To the front of the property there is a small garden forecourt and to the rear a fully enclosed yard with gate leading to the rear.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

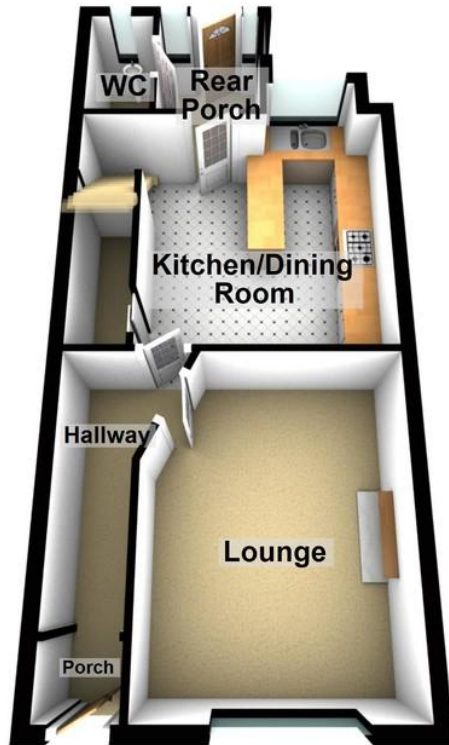
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

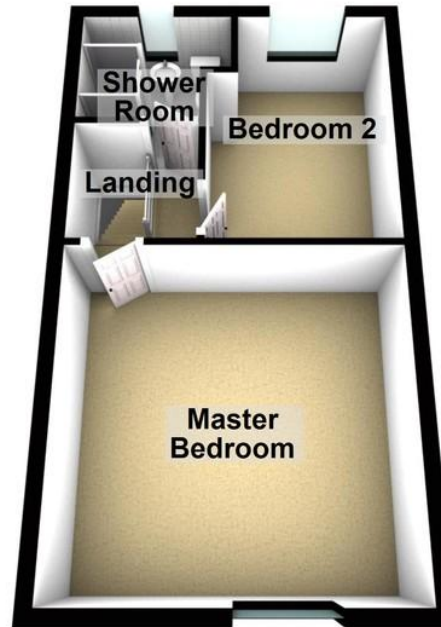
Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst 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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