



Mill Street
Royton, Oldham

£155,000

- Mid Town House
- No Chain
- Close To Royton Centre
- Three Bedrooms
- Modern Fitted Kitchen
- Gardens To Front & Rear
- uPVC DG & GCH
- EPC Rating -



Offered for sale with No Chain is this three bedroom, mid town house located in a central location close to Royton and all associated amenities. Accommodation internally comprises of: entrance hallway, lounge, kitchen/diner and downstairs w.c to the ground floor two bedrooms and a bathroom to the first floor and a third bedroom and shower room to the second floor. Externally a rear garden with artificial grass, ginnel access and on road parking.

ENTRANCE HALLWAY

With uPVC entrance door, laminate floor covering, radiator, staircase leading to the first floor.

LOUNGE

13' 4" x 11' 5" (4.06m x 3.48m) With front aspect uPVC double glazed window, laminate floor covering, coved ceiling, radiator.

KITCHEN/DINER

13' 4" x 6' 9" (4.06m x 2.06m) Fitted with wall and base units in white gloss, worktops, sink unit with mixer taps, wine rack, electric oven and hob, floor heater, plumbed for an automatic washing machine, space for a fridge/freezer, vinyl floor covering, two uPVC double glazed windows.

REAR PORCH

With vinyl floor covering, under stairs storage cupboard, uPVC door to rear.

WC

5' 4" x 2' 4" (1.63m x 0.71m) With vinyl floor covering, low level w.c.

LANDING

12' 5" x 5' 7" (3.78m x 1.7m) With uPVC double glazed window, fitted carpeting, staircase leading to the second floor.

BEDROOM ONE

12' 7" x 9' 4" (3.84m x 2.84m) With rear aspect uPVC double glazed window, laminate floor covering, radiator.

BEDROOM TWO

12' 3" x 9' 4" (3.73m x 2.84m) With two front aspect uPVC double glazed windows, fitted wardrobes, fitted carpeting, radiator.

BATHROOM

22' 11" x 3' 5" (7m x 1.04m) Fitted with a three piece suite in white comprising of: panelled bath, wash hand basin, low level w.c., part tiled walls, vinyl floor covering, radiator, obscure uPVC double glazed window.

SECOND FLOOR LANDING

With fitted carpeting.

BEDROOM THREE

12' 1" x 9' 4" (3.68m x 2.84m) With dual aspect Velux windows, fitted carpeting, storage area, eaves.

ENSUITE

4' 1" x 3' 5" (1.24m x 1.04m) Fitted with a shower cubicle, tiled walls, vinyl floor covering, Velux window, storage area, eaves.

EXTERNALLY

To the front of the property there is a garden with an artificial lawn, brick retaining walls, gate and pathway leading to the front door. The enclosed rear garden has a patio area, steps to an artificial lawn area, boundary fencing and ginnel side access.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

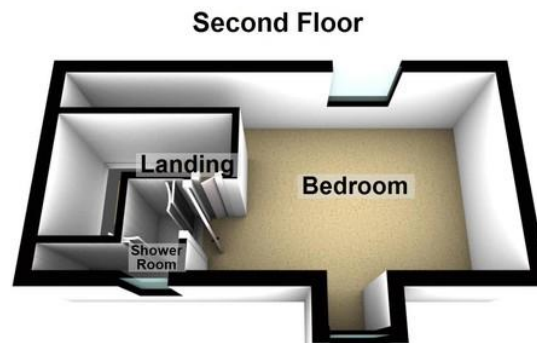
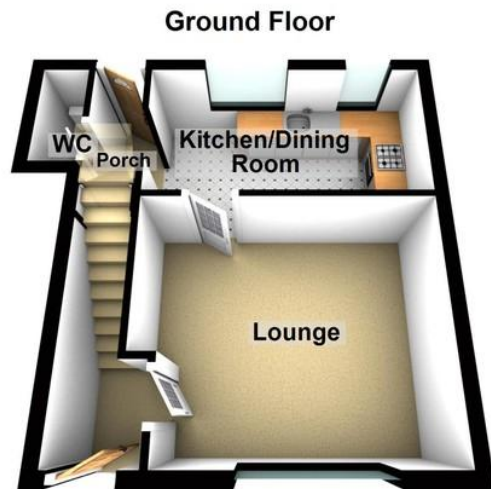
COUNCIL BAND: A

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.





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