

ALL. TOGETHER. BETTER.

www.kirkham-property.co.uk

## Oldham Road, Royton, Oldham

Offers Over £135,000

🍋 2 🚰 1 🚘 1



- Garden Fronted, Mid Terraced Home
- Modern Fitted Kitchen/Diner
- Lovely Enclosed Rear Yard
- uPVC Double Glazing & Gas Central Heating

- Two Bedrooms
- Ideal For First Time Buyer Or Investor
- Ideally Located Close To Royton Centre
- EPC Rating D

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



## ALL. TOGETHER. BETTER.

## www.kirkham-property.co.uk





Total area: approx. 728.0 sq. feet

A perfect opportunity for first time buyers or possibly buy to let investors. A lovely two bedroom, garden fronted, mid terraced home with modern décor, a beautifully fitted handle less kitchen/ dining room and a delightful rear yard. Local amenities and public transport links are within easy reach as is Royton town centre. Motorway networks are just a short drive away. Call us today to arrange a viewing.

Royton Office 64 Rochdale Road, Royton, Oldham, OL2 6QJ Monday - Friday. 9am - 5pm Saturday. 10am - 3 pm royton@kirkham-property.co.uk t: 0161 626 9789 f. 0161 652 0514 Out of hours telephone service Monday – Thursday 8:30am – 7pm Friday – 8:30am – 5pm Saturday – Sunday 10am – 3pm