



Rochdale Road, Royton, Oldham, OL2 5UT

£219,950

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- Character Terraced Home
- Beautiful Finish Throughout
- Two Reception Rooms
- Large Loft Room
- A Stones Throw From Tandle Hill Country Park
- Lovely Kitchen
- Utility Area
- EPC: D



Offered for sale is this beautifully presented two bedroom with loft room, bay fronted, terraced property boasting many character features. Located within a short walk of the award winning Tandle Hill Country Park. Accommodation comprising: Entrance porch, hallway, lounge, living/dining room, kitchen and a utility area. To the first floor are two large double bedrooms and a bathroom. To the second floor is a generous loft room with plenty of storage. Externally there is a private yard with rear access. Motorway networks within easy reach as is Royton centre. This really is a lovely home and we are sure that you will love it.



Total area: approx. 143.1 sq. metres (1540.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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