



10 Birkdale Avenue, Royton, Oldham OL2 6AY

This is an attractive and spacious, semi-detached true bungalow in a popular, well regarded location just off Oldham Road and consequently convenient for all amenities. Externally there are good size gardens to the front and particularly the rear with southerly aspect as well as a driveway and a detached garage.

NO CHAIN - Reduced to £124,950

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This is an attractive and spacious, semi-detached true bungalow in a popular, well regarded location just off Oldham Road and consequently convenient for all amenities. The accommodation briefly comprises; hall, entrance vestibule, central hallway, lounge, kitchen, three bedrooms, shower room and the property has gas central heating and double glazed windows. Externally there are good size gardens to the front and particularly the rear with southerly aspect as well as a driveway and a detached garage. Viewing recommended on this realistically priced property.

ENTRANCE VESTIBULE With uPVC entrance door, fitted carpeting.

HALLWAY With glazed inner door, radiator, fitted carpeting.

LOUNGE 14' 3" x 11' 2" (4.34m x 3.4m) With hardwood double glazed window with fitted blind, radiator, fitted carpeting.

KITCHEN 12' 1" x 11' 2" (3.68m x 3.4m) With fitted wall and base units with stainless steel sink unit, plumbed for washer, double glazed window, radiator, part tiled walls, spotlighting.



BEDROOM ONE 12' 9" x 10' 4" (3.89m x 3.15m) With fitted wardrobes, hardwood double glazed window with fitted blind, radiator, fitted carpeting.

BEDROOM TWO 9' 2" x 9' 2" (2.79m x 2.79m) With hardwood double glazed window with fitted blind, radiator, fitted carpeting.

BEDROOM THREE 10' 4" x 6' 3" (3.15m x 1.91m) With hardwood double glazed window with fitted blind, radiator, fitted carpeting.

EXTERNALLY There are good size gardens to the front and particularly the rear with southerly aspect as well as a driveway and a detached garage which is larger than average single size.



SHOWER ROOM With shower cubicle, wash hand basin and low level WC all built in, hardwood double glazed window, heated towel rail, tiled walls, panelled ceiling with spotlighting, fitted carpeting.

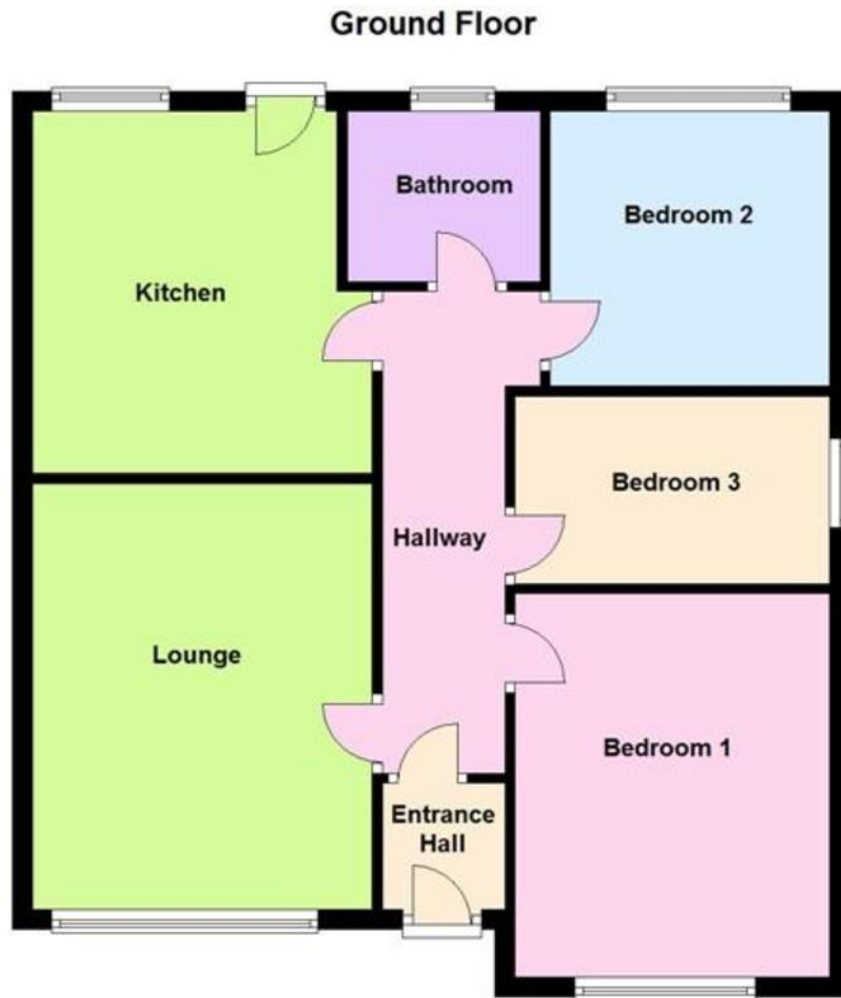
BASEMENT & LOFT AREA There is also the added benefit of a basement which is accessed currently via a trapdoor in the front bedroom & is suitable for useful storage area. There is also an additional room in the loft which could be suitable for conversion with the relevant permissions.

TENURE: Leasehold, approximately £8 per annum, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

Royton Office

64 Rochdale Road

Royton

Oldham

OL2 6QJ

0161 626 9789

royton@alankirkham.co.uk

www.alankirkham.co.uk

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