

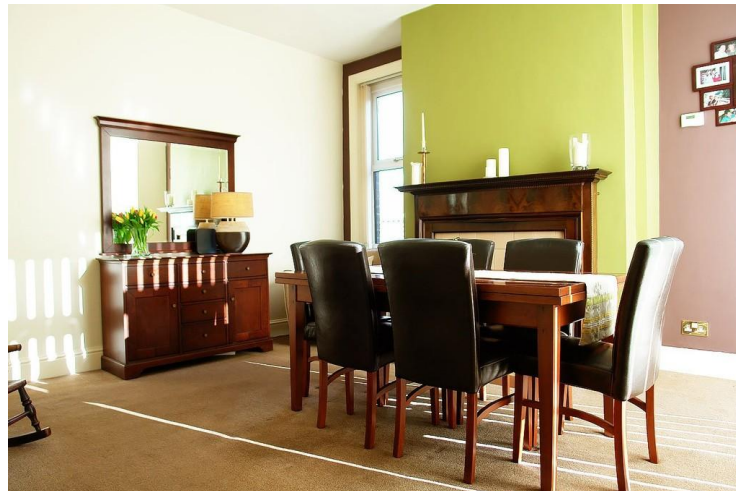


1 Cecil Street

Royton, Oldham

£129,950

- Large, Three Storey End Terrace
- Three Bedrooms plus Loft Room
- Lounge & Dining Room
- Kitchen & Utility Room
- Gardens Front & Rear
- Well Presented
- Sought After Location
- EPC Rating - E & F



A rare opportunity to purchase this large three bedroom plus loft room, bay windowed, three storey, end of terrace property in the much sought after Cecil Street. The well presented accommodation comprises: entrance hall, lounge, dining room, kitchen and utility to the ground floor with three bedrooms and wet room to the first floor. There is a loft room to the second floor with eaves storage. Ideally located within walking distance of Royton centre and its amenities.

ENTRANCE HALL

With glazed entrance door, fitted carpeting, radiator, ornate coving.

LOUNGE

14' 3" x 11' 5" (4.34m x 3.48m) With gas fire, wooden surround, ornate coving, radiator fitted carpeting, uPVC double glazed bay window.

DINING ROOM

14' 0" x 12' 9" (4.27m x 3.89m) With ornate fireplace with tiled hearth, fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed French doors with blinds.

KITCHEN

7' 9" x 7' 5" (2.36m x 2.26m) With fitted wall and base units in cream, work tops, integral fridge freezer and dishwasher, one and a quarter bowl stainless steel sink unit, double electric oven, electric hob, extractor, under stairs storage cupboard, stone tiled splash backs, tiled floor, under lighting, uPVC double glazed window with blinds.

UTILITY ROOM

8' 4" x 8' 9" (2.54m x 2.67m) With wall and base units, work tops, plumbed for washing machine, combi boiler, radiator, sink unit with drainer, accessed via the garden.

FIRST FLOOR LANDING

With under stairs storage cupboard, staircase leading to the second floor.

BEDROOM ONE

12' 1" x 10' 7" (3.68m x 3.23m) With fitted wardrobes, dressing table, storage cupboards and bedside cabinets, radiator, fitted carpeting, uPVC double glazed window.

BEDROOM TWO

11' 9" x 8' 7" (3.58m x 2.62m) With fitted H plan wardrobes and dressing table, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

8' 6" x 5' 9" (2.59m x 1.75m) With fitted carpeting, radiator, uPVC double glazed window.

WETROOM

7' 9" x 7' 5" (2.36m x 2.26m) With two piece suite comprising low level w.c., wash hand basin, shower area, tiled floor, extractor fan, chrome radiator, under floor heating, fully tiled walls, uPVC double glazed obscure window.

SECOND FLOOR LANDING

With storage cupboard, storage space and fitted carpeting.

LOFT ROOM

10' 3" x 10' 6" (3.12m x 3.2m) With eaves storage, radiator, laminate floor covering, Velux window with blackout blind.

EXTERNALLY

There is a low maintenance, block paved forecourt with boundary walls and side access. There is an enclosed garden with patio area, two outbuildings, shrub borders and hedge conifers.

ADDITIONAL INFORMATION

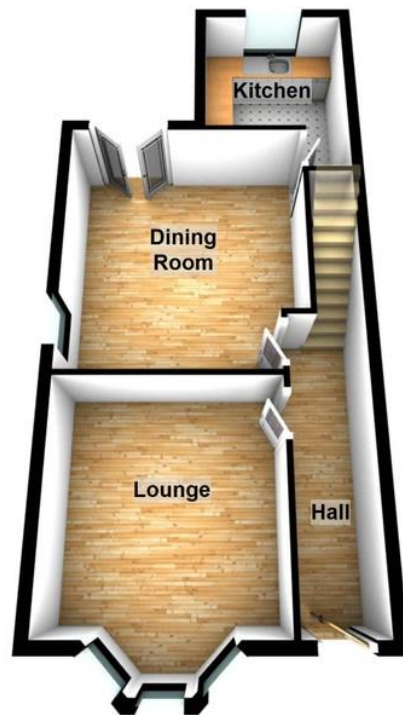
TENURE: Leasehold £2.45 per annum. Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Second Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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