



Queen Street

Royton, Oldham

£109,950

- Two Bedroom Terrace
- Kitchen/Dining Room
- Modern Bathroom
- Gardens Front and Rear
- Popular Location/No Chain
- Cavity Wall Insulation
- GCH/uPVC Double Glazing
- EPC Rating-D



A fantastic two bedroom terraced property located in the ever popular Queen Street, within walking distance of Royton centre and its amenities. The living accommodation comprises: entrance vestibule, lounge, kitchen/dining room, two bedrooms and bathroom. Externally there is a garden forecourt and an enclosed rear garden with lawn and brick built storage. The property benefits from cavity wall insulation, gas central heating and uPVC double glazing. Offered for sale with no chain.

ENTRANCE VESTIBULE

With uPVC double glazed entrance door, fitted carpeting, glazed inner door.

LOUNGE

14' 11" x 13' 4" (4.56m x 4.07m) With fitted carpeting, radiator, two wall lights, front aspect uPVC double glazed window.

KITCHEN/DINING ROOM

9' 8" x 10' 5" (2.95m x 3.18m) With fitted wall and base units, worktops, gas hob, electric oven, extractor fan, stainless steel sink unit with mixer tap, plumbed for washing machine, wine rack, Karndean floor covering, Worcester combi boiler, understairs storage cupboard, radiator, uPVC double glazed window with fitted blind, uPVC double glazed door.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM ONE

15' 0" x 13' 4" (4.57m x 4.06m) With double storage cupboard, fitted carpeting, radiator, front aspect uPVC double glazed window.

BEDROOM TWO

9' 8" x 6' 10" (2.95m x 2.08m) With fitted carpeting, radiator, rear aspect uPVC double glazed window with fitted blind.

BATHROOM

Fitted with a three piece suite in white comprising panelled bath with shower over, inset sink unit with Granite top, wash hand basin and storage cupboard below, low level w.c., fully tiled walls and floor, chrome towel radiator, obscure uPVC double glazed window.

EXTERNALLY

There is a garden forecourt and an enclosed rear garden with lawn, patio area, water supply, brick built storage and gate leading to the rear.

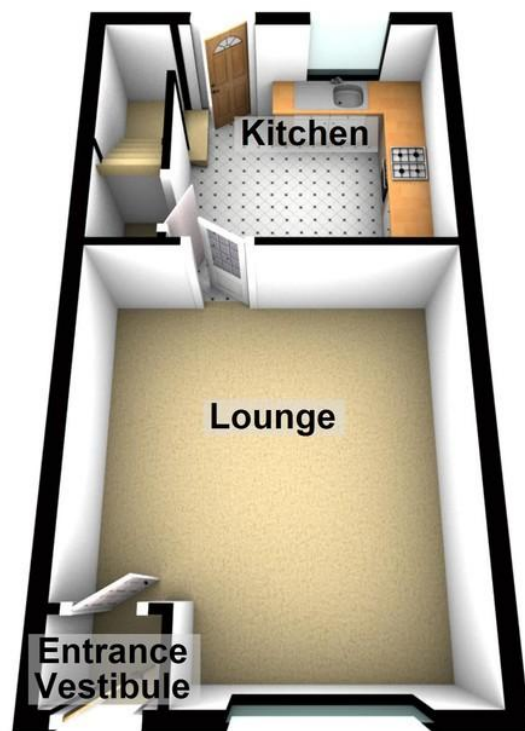
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

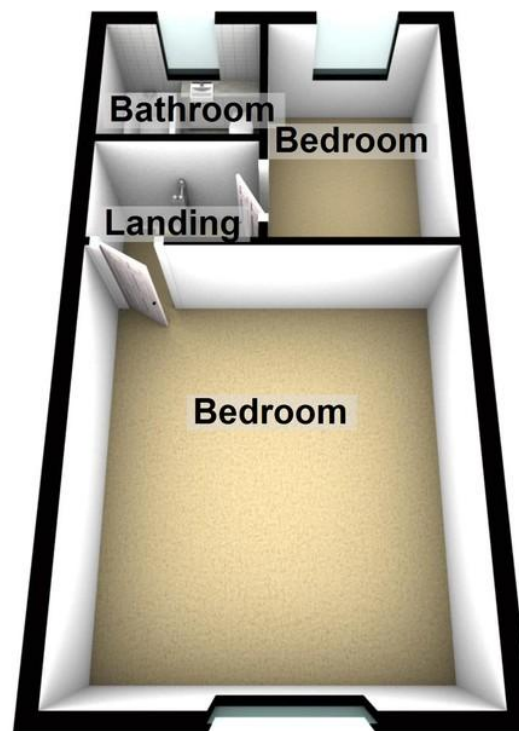
COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First 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. . Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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