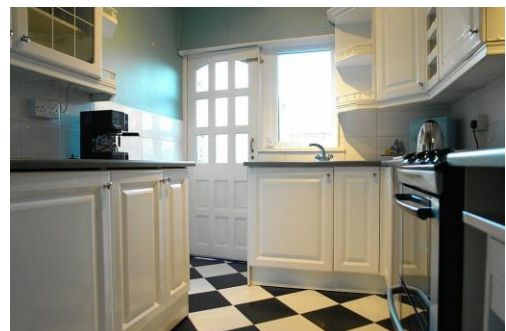




180 Shaw Road, Royton, Oldham OL2 6EF

This is a larger than average, garden fronted, better type mid terrace property in a popular and convenient location within easy reach of Royton centre. The property has gas central heating, uPVC double glazing and externally there is a front garden area and a large rear garden. Vacant possession is available and viewing is recommended.

£103,950

180 Shaw Road, Royton, Oldham OL2 6EF

This is a larger than average, garden fronted, better type mid terrace property in a popular and convenient location within easy reach of Royton centre. The accommodation comprises; hallway, lounge, dining room and kitchen at ground level with three bedrooms and bathroom at first floor level with a fully boarded useful loft room with pull down ladder access. The property has gas central heating, uPVC double glazing and externally there is a front garden area and a large rear garden. Vacant possession is available and viewing is recommended.

HALLWAY With uPVC part glazed entrance door, radiator, Karndean flooring, open side staircase.

LOUNGE 13' 7" x 10' 4" (4.14m x 3.15m) With uPVC leaded double glazed bay window, laminate flooring, radiator.



DINING ROOM 11' 7" x 11' 1" (3.53m x 3.38m) With laminate flooring, radiator, double glazed patio window onto the rear garden.

KITCHEN 10' 10" x 7' 11" (3.3m x 2.41m) With fitted high gloss wall and base units, stainless steel sink unit, fitted extractor hood, uPVC double glazed window, part tiled walls, spotlighting, tiled floor.

FIRST FLOOR

BEDROOM ONE 13' 7" x 11' 4" (4.14m x 3.45m) With fitted wardrobes including drawer and dresser units, uPVC double glazed window with fitted blind, radiator, fitted carpeting.



BEDROOM TWO 13' 7" x 10' 7" (4.14m x 3.23m) With uPVC double glazed window with fitted blind, radiator, fitted carpeting, fan light.

BEDROOM THREE 8' 3" x 7' 5" (2.51m x 2.26m) With uPVC double glazed window with fitted blind, radiator, fitted carpeting.

BATHROOM With panelled bath, pedestal wash hand basin and low level WC with chrome fittings, shower over bath with shower screen, two double glazed windows, tiled walls, radiator.



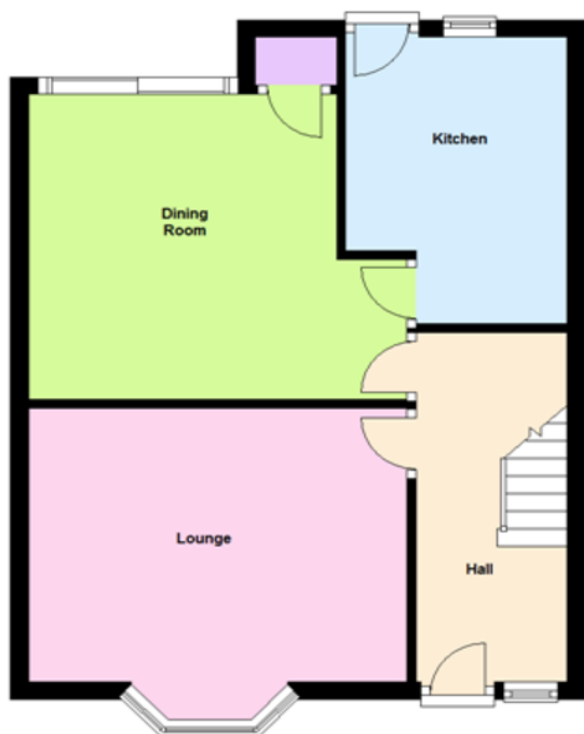
EXTERNALLY There is a front garden area and a large rear garden.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

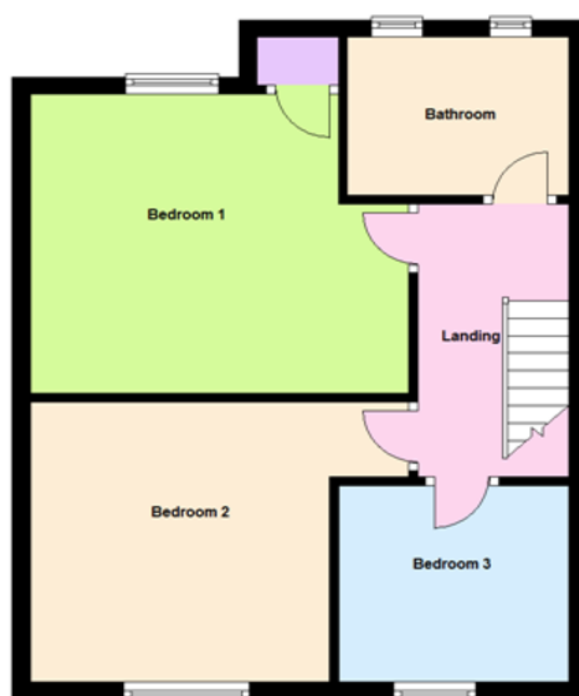
COUNCIL BAND:

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

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

Viewing strictly by appointment with Alan Kirkham.

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