



The Fairways

Royton, Oldham

Offers In Region Of £117,500 • Open Plan
Lounge/Kitchen/Dining Area

- Second Floor Apartment
- Two Bedrooms
- Master Bedroom En-Suite
- Intercom Entry System
- Allocated Parking Space
- Close To Local Amenities
- EPC Rating - B



Situated in the much sought after 'Fairways Development' in the heart of Royton is this well presented two bedroom second floor apartment. Offered in excellent condition this property is well worth a viewing. Accommodation comprises entrance hall with intercom system, 20ft open plan lounge/dining area/kitchen, two bedrooms with master en-suite and a separate bathroom. Externally there is an allocated parking space. Conveniently located within easy reach of Royton centre with all its amenities, transport links are also nearby with a regular bus service a stones throw away.

ENTRANCE HALL

With intercom entrance system, laminate floor covering, electric wall heater, large walk in storage cupboard, loft space.

BEDROOM ONE

14' 0" x 10' 6" (4.27m x 3.2m) With front aspect uPVC double glazed window, laminate floor covering, triple frosted mirror sliding wardrobes, electric wall heater, tv point.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, low level w.c, wash hand basin, extractor fan, tiled floor covering, electric heater.

BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m) Fitted with a three piece suite comprising panelled bath, low level w.c, wash hand basin, electric heater, extractor fan, tiled floor covering, part tiled walls, obscure uPVC double glazed window.

BEDROOM TWO

9' 7" x 8' 1" (2.92m x 2.46m) With front aspect uPVC double glazed window, laminate floor covering, electric wall heater, tv point.

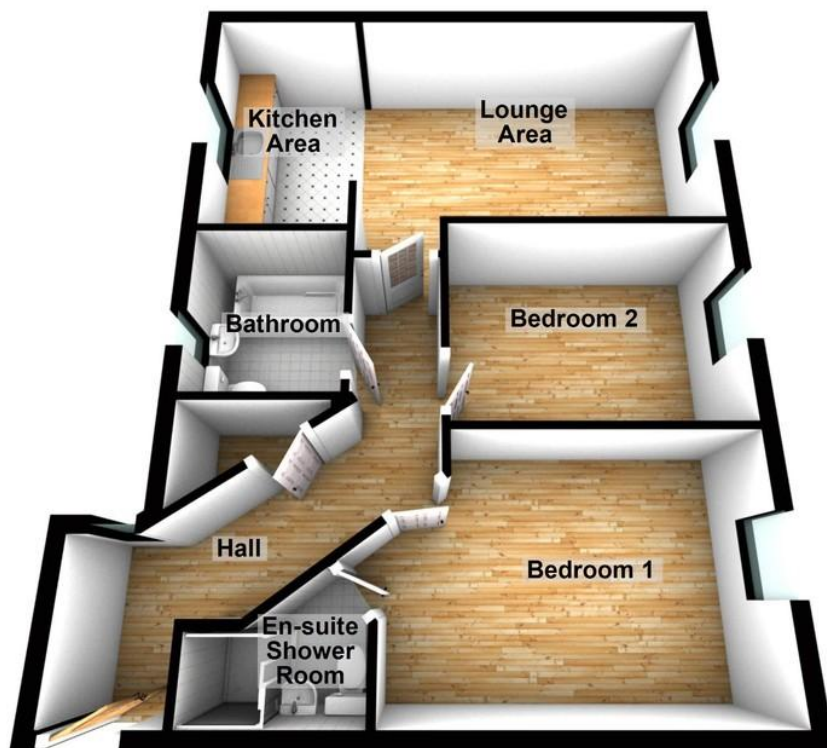
LOUNGE/KITCHEN/DINING AREA

20' 7" x 10' 2" (6.27m x 3.1m) Open plan with dual aspect uPVC double glazed windows, two electric heaters, laminate floor covering. The kitchen area has fitted wall and base units, worktops, electric oven and hob, chimney hood extractor fan, stainless steel sink unit with mixer tap, stainless steel splash backs, space for a fridge/freezer, laminate floor covering.

EXTERNALLY

There is an allocated parking space (marked 34).

Second Floor



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

NB: Service charge - approx. £75 per month - details to be confirmed by solicitor.

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Saturday – Sunday 10am – 3pm

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