



58 Baldwins Close

Royton, Oldham

Offers In Region Of £118,995

- Second Floor Apartment
- Two Bedrooms
- Spacious Lounge/Dining Room With Juliette Balcony
- Intercom Entry System

- Allocated Parking
- Popular Location
- No Chain
- EPC Rating - C



Offered For Sale with No Chain and in excellent condition throughout is this lovely second floor apartment located in this popular spot just off Broadway. Accommodation comprises of: entrance via an intercom system, hallway, lounge/dining room, kitchen, two bedrooms and a four piece bathroom. The property benefits from recently fitted carpets throughout, gas central heating and UPVC double glazing. There is allocated parking. Call us today to arrange a viewing.

ENTRANCE HALLWAY

With intercom entry system, fitted carpeting, large storage cupboard, radiator with cover.

BEDROOM ONE

12' 2" x 9' 8" (3.71m x 2.95m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, BT point, TV point, light fittings.

BEDROOM TWO

9' 2" x 7' 8" (2.79m x 2.34m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, light fitting, curtain pole with curtains.

BATHROOM

11' 2" x 6' 2" (3.4m x 1.88m) Fitted with a three piece suite in white comprising of: low level w.c, wash hand basin with mixer tap, shower cubicle, bath, wet room splash backs, tiled floor covering, cabinet with mirror, light fitting, extractor fan, chrome towel radiator.

LOUNGE/DINING ROOM

15' 7" x 13' 7" (4.75m x 4.14m) With front aspect uPVC double glazed French doors with fitted blinds and Juliette balcony, fitted carpeting, two light fitting, BT point, TV point, curtain pole with curtains, flush chrome sockets and light switches.

KITCHEN

13' 7" x 6' 2" (4.14m x 1.88m) With Shaker style wall and base units, worktops, four ring gas hob, oven, extractor fan, one and a quarter sink unit with mixer tap, fridge/freezer, washing machine, splash backs, tiled floor covering, Baxi combi boiler, light fitting, uPVC double glazed window with fitted blind.

EXTERNALLY

With allocated parking.

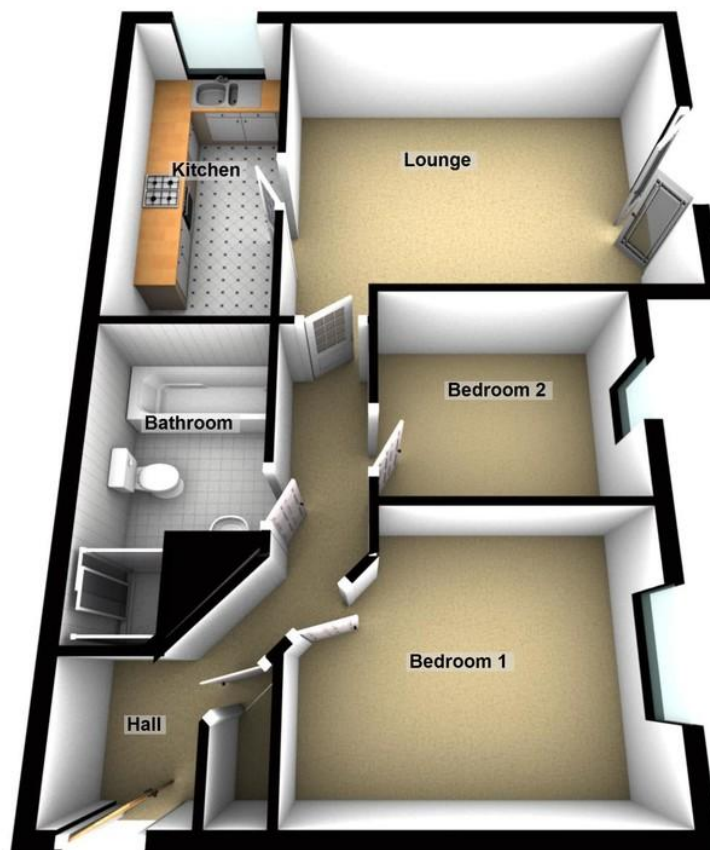
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

First Floor



AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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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