



239 Roundthorn Road, Oldham, OL4 5LJ

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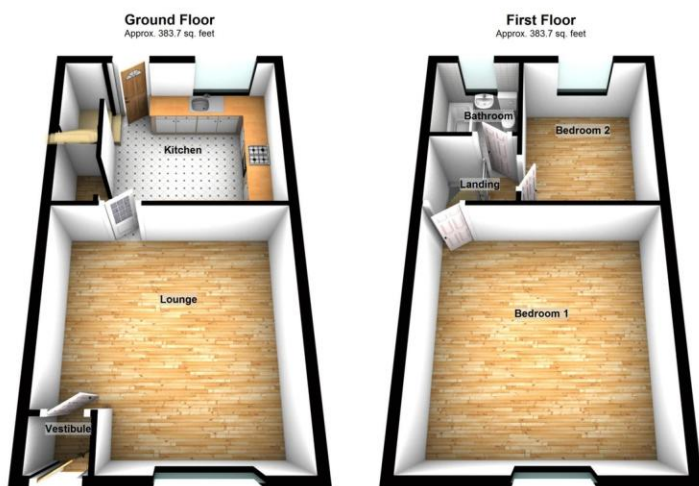
£67,500

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Conveniently situated for access to Oldham and Ashton centres and their amenities is this two bedroom, mid terrace property which benefits from uPVC double glazing and gas central heating via a combi boiler. The living accommodation comprises: entrance vestibule, spacious lounge and modern kitchen diner to the ground floor. There are two good sized bedrooms and modern bathroom with electric shower. Externally to the rear there is an enclosed courtyard with decking. The property is within easy reach of open countryside, public transport links and the motorway network. Ideal purchase for the first time buyer or investor.

ENTRANCE VESTIBULE With entrance door, laminate floor covering.

LOUNGE 14' 8" x 14' 2" max (4.47m x 4.32m) With feature fire surround with marble back and hearth, living flame gas fire, radiator, laminate floor covering, window.



Total area: approx. 767.5 sq. feet

KITCHEN 12' 0" x 10' 7" (3.66m x 3.23m) With modern fitted wall and base units, work tops, one and a half bowl sink unit with drainer, plumbed for washing machine, part tiled walls, gas point for cooker, radiator, pantry storage cupboard, window, door.

FIRST FLOOR LANDING

BEDROOM ONE 14' 8" x 14' 2" max (4.47m x 4.32m) With built in storage cupboard, radiator, laminate floor covering, window.

BEDROOM TWO 10' 6" x 8' 4" (3.2m x 2.54m) With laminate floor covering, radiator, window.

BATHROOM With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., electric shower over the bath, part tiled walls, laminate floor covering, radiator, obscure window.

EXTERNALLY There is an enclosed rear courtyard with decked area and timber store shed.

ADDITIONAL INFORMATION TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND:A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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