



1 Holden Fold Lane

Royton, Oldham

£109,950

- End Town House
- Two Bedrooms
- Lounge
- Kitchen/Diner

- Conservatory
- Off Road Parking
- Close To Local Amenities
- EPC Rating - D



Offered with vacant possession is this two bedroom end town house located in a super location just off Broadway in Royton and therefore situated close to local schools, shops, amenities, transport links and just a short drive from the North West motorway networks. In need of modernisation this property offers a superb opportunity to put your stamp on it and make it your own. Accommodation briefly comprises: entrance hallway, lounge, kitchen/diner and conservatory to the ground floor and two bedrooms and a bathroom to the first floor. Externally off road parking is provided for by means of a tarmac area to the front of the property for up to two vehicles and to the rear there is an enclosed low maintenance garden. Call us today to view.

ENTRANCE HALL

With hardwood entrance door, fitted carpeting, tiled walls, radiator, staircase leading to the first floor.

LOUNGE

14' 9" x 13' 6" (4.5m x 4.11m) With front aspect hardwood double glazed window with blinds, fitted carpeting, electric fire.

KITCHEN/DINING ROOM

16' 7" x 8' 3" (5.05m x 2.51m) With fitted wall and base units, worktops, electric oven, gas hob, sink unit, tiled splash backs, space for a fridge freezer, plumbing for a washing machine, vinyl carpet floor covering, large pantry storage cupboard, radiator, double glazed window.

CONSERVATORY

9' 8" x 8' 7" (2.95m x 2.62m) uPVC double glazed constructed conservatory with tiled floor covering.

LANDING

With fitted carpeting, loft access.

BEDROOM ONE

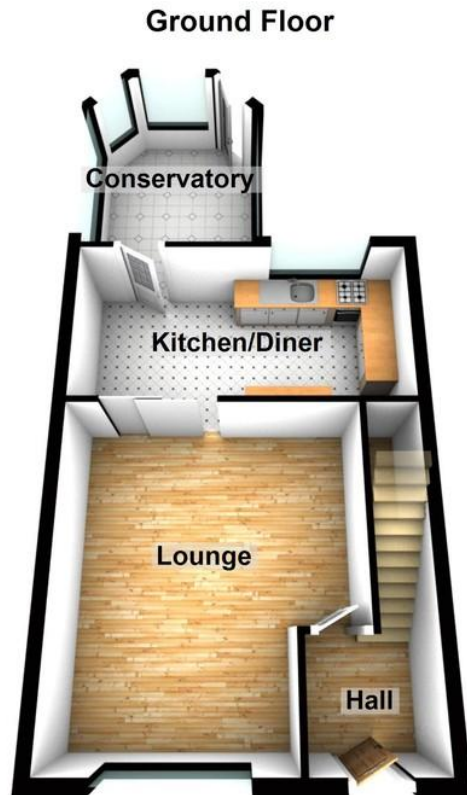
13' 7" x 9' 6" (4.14m x 2.9m) With front aspect hardwood double glazed window with further triple glazing, fitted carpeting, radiator, large storage cupboard, sliding mirror wardrobes.

BEDROOM TWO

10' 8" x 10' 5" (3.25m x 3.18m) With rear aspect uPVC double glazed window, fitted carpeting, radiator, cupboard housing the Worcester combi boiler.

BATHROOM

Fitted with a three piece suite comprising panelled bath, low level w.c, wash hand basin, radiator, rear aspect obscure double glazed window.



EXTERNALLY

To the front of the property there is a tarmac area providing off road parking for up to two cars and a low boundary stone wall. The rear garden is concrete base with a small garden shed, water supply and gate leading to side.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Monday – Friday. 9am – 5pm
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Friday – 8:30am – 5pm
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 and 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