



Cemetery Road

Royton, Oldham

£183,000

- Semi Detached House
- No Chain
- Two/Three Bedrooms
- Fitted Kitchen/Breakfast Room
- Garage & Driveway Parking
- Gardens To Front & Rear
- Convenient Location
- EPC Rating - D



Offered for sale with No Chain is this delightful two/three bedroom property located in this sought after location within a short walk of Tandle Hill Country Park and Royton Town Centre. Accommodation comprising: entrance porch, hallway, large lounge/dining room, kitchen/breakfast room, bedroom three/second lounge, two first floor bedrooms and a bathroom. Externally a lovely lawned garden, garage and driveway parking for four cars.

ENTRANCE PORCH

uPVC double glazed construction with front entrance door.

HALLWAY

With fitted carpeting, radiator, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

8' 5" x 14' 4" (2.58m x 4.38m) With fitted wall and base units, worktops, plumbed for a washing machine, space for a fridge freezer, Worcester combi boiler, uPVC double glazed window with fitted blind, Composite rear door.

LOUNGE/DINING ROOM

21' 3" x 11' 2" (6.49m x 3.42m) With dual aspect uPVC double glazed windows with fitted blinds, gas fire with surround and hearth, fitted carpeting, two radiators.

BEDROOM THREE/DINING ROOM

12' 5" x 8' 2" (3.81m x 2.50m) With uPVC double glazed window with fitted blind, fitted carpeting, radiator.

LANDING

With fitted carpeting, eaves storage, loft access.

BEDROOM ONE

13' 2" x 11' 2" (4.02m x 3.42m) With rear aspect UPVC double glazed window with fitted blind, wardrobes, large eaves storage area behind the wardrobes, wall lights, fitted carpeting, radiator.

BEDROOM TWO

13' 2" x 8' 2" (4.02m x 2.50m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, wardrobes, eaves storage behind the wardrobes.

BATHROOM

Fitted with a three piece suite in white comprising: panelled bath with shower over, low level w.c, wash hand basin with storage cupboard below, fully tiled walls and floor, radiator, obscure uPVC double glazed window with fitted blind.

GARAGE

With up and over door, light and power.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for up to four car with a lawn area and low brick retaining walls. The private, rear garden has a lawn area, patio area, flower borders, water supply, garden storage shed and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

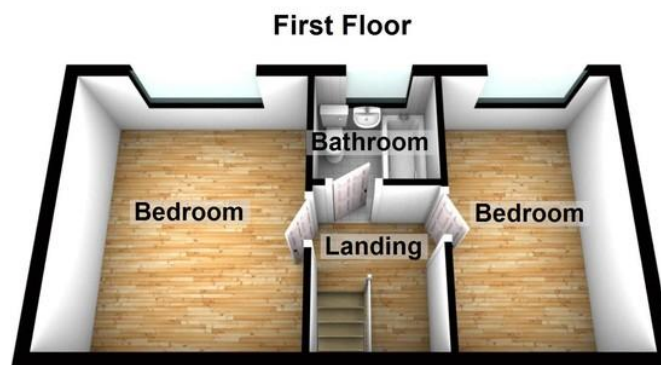
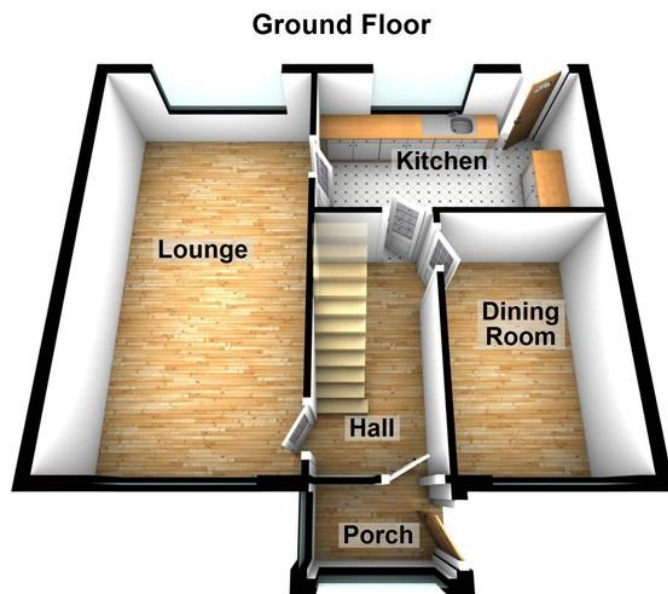
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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