



7 Calderdale Court, Denbydale Way, Royton OL2 5TJ

OVER 55's - This is a spacious, one bedroom first floor apartment in the purpose built apartment development on Denbydale Way on the Thorp Farm development and is therefore within easy reach of all amenities and is opposite Thorpe primary school. The internal accommodation comprises; entrance hallway, lounge, kitchen, one bedroom and bathroom all with the benefit of gas central heating and double glazing.

£71,950

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ENTRANCE HALL With fitted carpeting.

LOUNGE 14' 8" x 10' 8" (4.47m x 3.25m) With fitted carpeting, radiator, uPVC double glazed window, French doors onto Juliet balcony.

KITCHEN 10' 4" x 7' 5.5" (3.15m x 2.26m) Fitted kitchen with electric oven with gas hob and extractor, plumbed for washer, stainless steel sink unit, radiator & vinyl flooring.



BEDROOM ONE 14' 4" x 8' 7" (4.37m x 2.62m) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed window.

BATHROOM With three piece suite with electric shower over the bath, tiled walls, radiator.



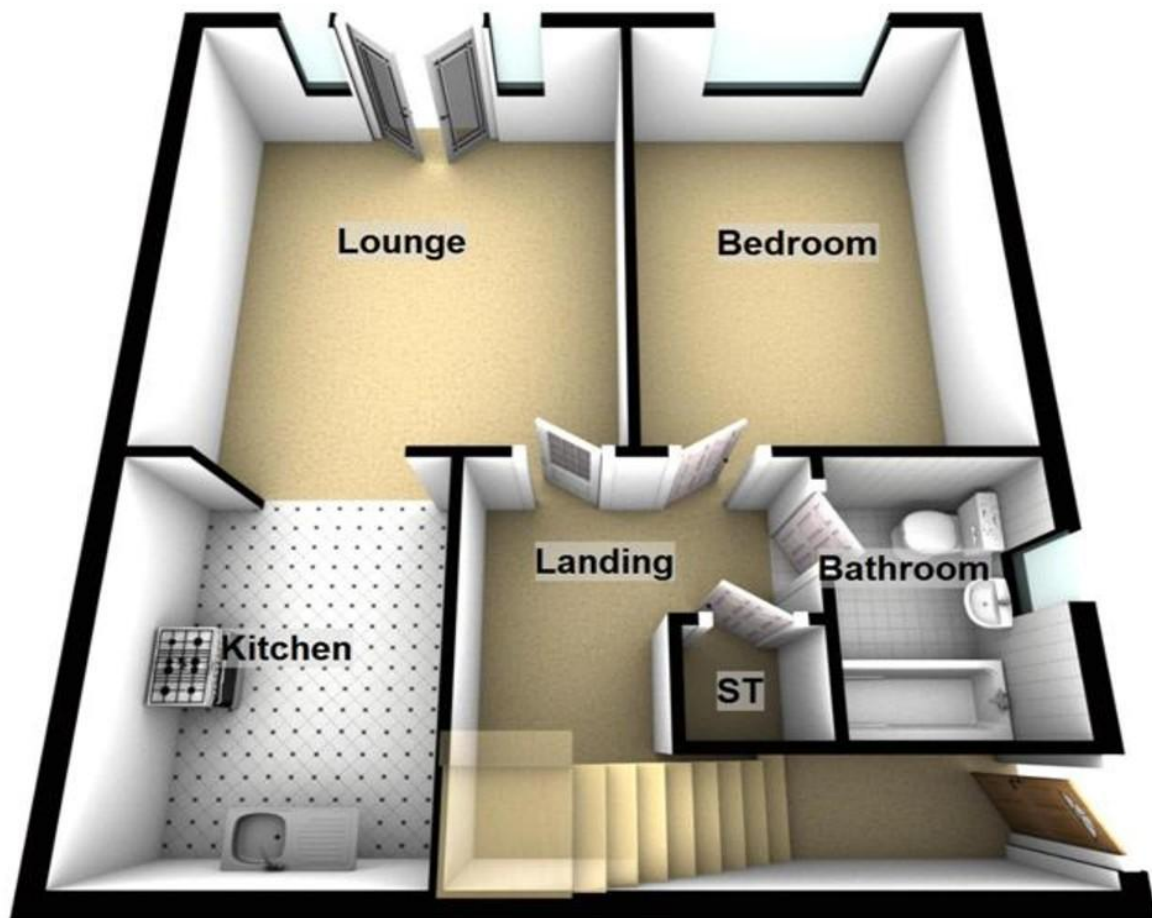
EXTERNALLY With parking for two cars.

ADDITIONAL INFORMATION TENURE: Freehold.
Service charge £130 per quarter - solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



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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