



13 Angela Avenue, Royton, Oldham, Lancashire, OL2 6AQ

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£109,950

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HALLWAY With uPVC entrance door, radiator.

LOUNGE 16' 3" x 11' 1" (4.95m x 3.38m) With large uPVC double glazed window, electric living flame fire, radiator.

KITCHEN 14' 9" x 11' 1" (4.5m x 3.38m) With fitted units with inset stainless steel sink unit, radiator, part tiled walls, lean to utility.

FIRST FLOOR

BEDROOM ONE 10' 9" x 9' 11" (3.28m x 3.02m) With uPVC double glazed window, radiator.



BEDROOM TWO 9' 11" x 9' 11" (3.02m x 3.02m) With uPVC double glazed window, radiator.

BATHROOM Comprising; three piece suite with shower over bath, uPVC double glazed window, radiator.



EXTERNALLY There are easily managed level garden areas to the front, side and rear (with sunny aspect to the rear).

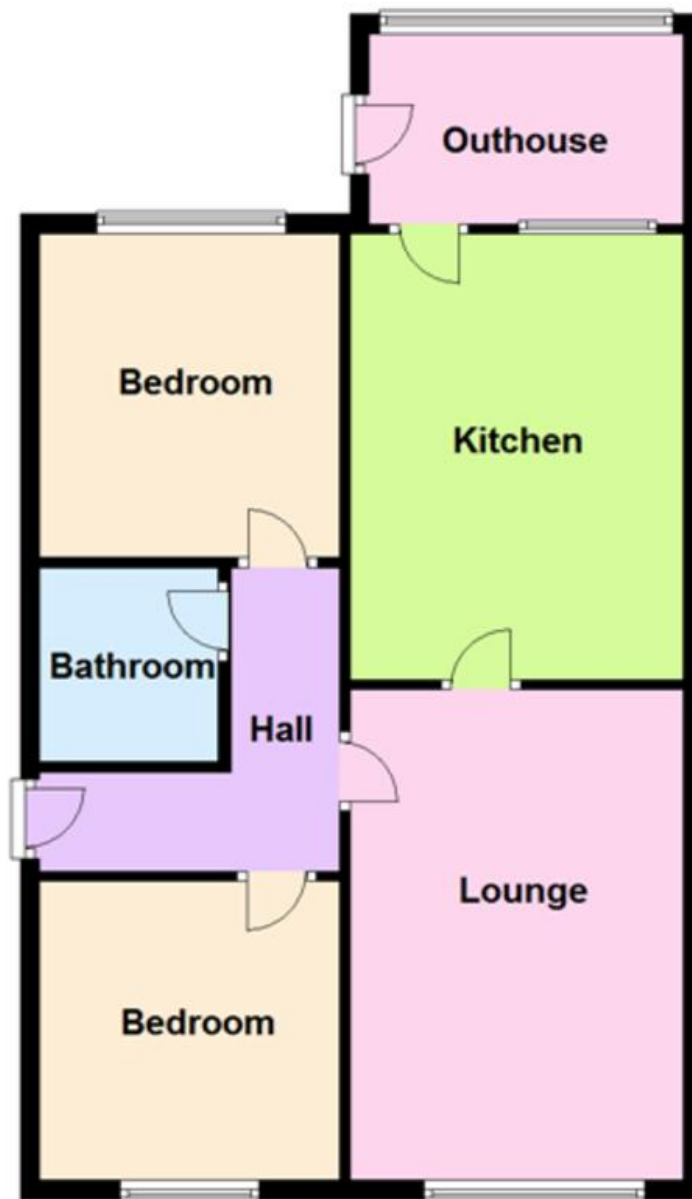
NOTE The property benefits from a large loft storage space which is equal to the footprint of the main property. Currently access from a pull down ladder but potential to maybe develop further.

ADDITIONAL INFORMATION TENURE: Leasehold, approximately £10 per annum, solicitor to confirm details.

COUNCIL BAND: C

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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