



## 11 Dale Square, Royton, Oldham, Lancashire, OL2 6PA

This is a pleasing and spacious, two bedroom first floor apartment with a private ground floor entrance hallway with stairs to the main accommodation which briefly comprises; lounge, kitchen, two bedrooms and bathroom, all with gas central heating, uPVC double glazing and offers some further potential.

£74,950

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HALLWAY With radiator and fitted carpeting.

LOUNGE 13' 2" x 12' 8" (4.01m x 3.86m) With uPVC double glazed window with fitted blind, radiator, living flame gas fire in recessed fireplace.

KITCHEN 7' 8" x 10' 10" (2.34m x 3.3m) With fitted units with stainless steel sink unit, plumbed for washer, uPVC double glazed window, built in cupboard.

BEDROOM ONE 10' 11" x 11' 11" (3.33m x 3.63m) With uPVC double glazed window, radiator, fitted carpeting.

BEDROOM TWO 10' 0" x 13' 2" (3.05m x 4.01m) With uPVC double glazed window, radiator, fitted carpeting.

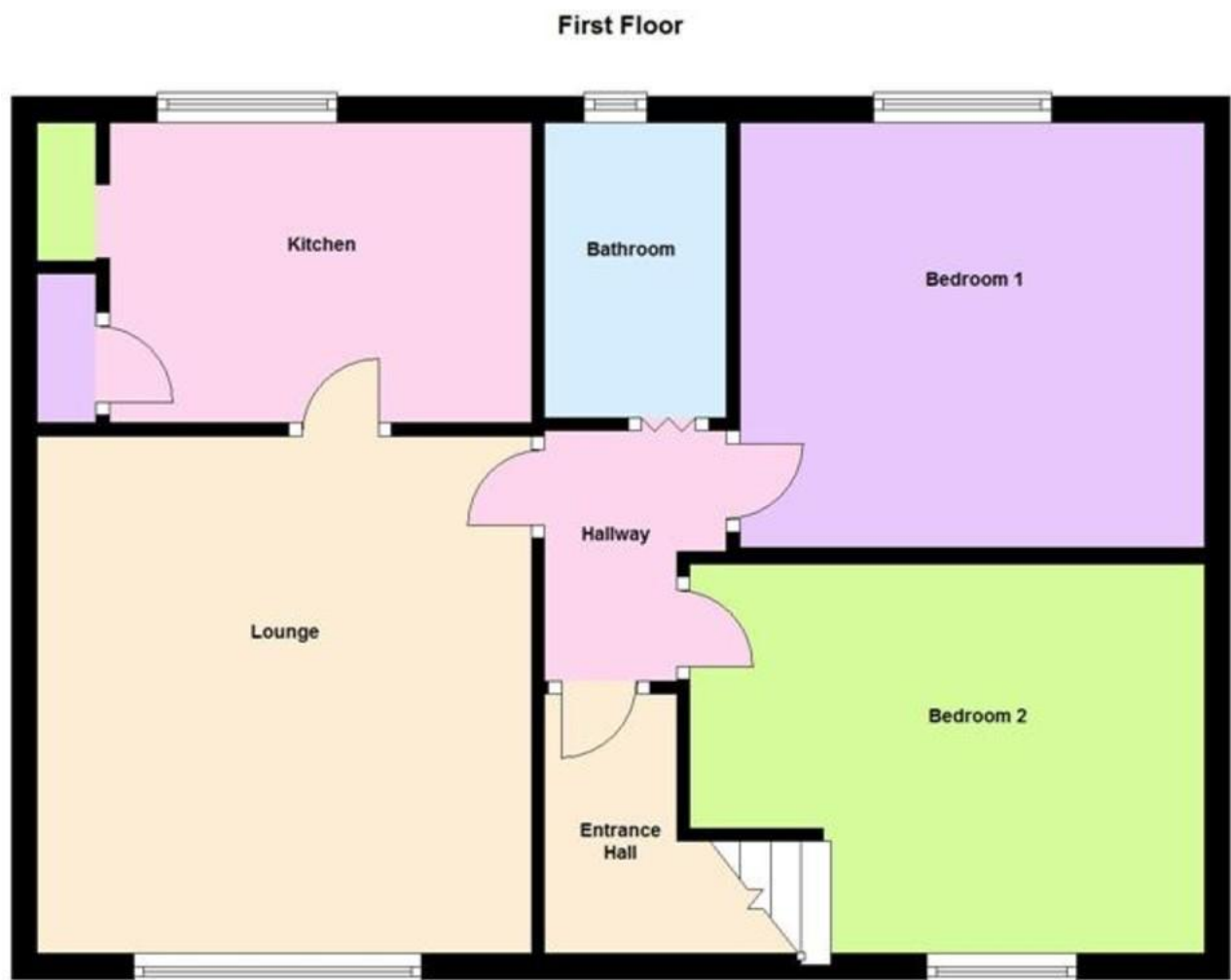
BATHROOM With panelled bath, wash hand basin, low level WC, radiator, uPVC double glazed window.

EXTERNALLY There is a shared garden area at the rear with side passage way.

ADDITIONAL INFORMATION TENURE: 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.

Royton Office

64 Rochdale Road

Royton

Oldham

OL2 6QJ

0161 626 9789

royton@alankirkham.co.uk

www.alankirkham.co.uk

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