



Kenwood Road  
Boundary Park, Oldham

£119,950

- Mid Terraced House
- Two Good Size Bedrooms
- Fitted Kitchen/Diner
- No Chain
- Garden Forecourt & Rear Courtyard
- uPVC DG & GCH
- Convenient Location
- EPC Rating - D



No Chain - Lovely two bedroom bay fronted terraced property located in this popular cul-de-sac location in Royton. Accommodation comprising of: entrance vestibule, lounge, kitchen/diner, two good size bedrooms and a shower room. Externally a rear yard, garden forecourt and permitted on street parking. Call us today to arrange a viewing.

#### ENTRANCE VESTIBULE

With uPVC entrance door.

#### LOUNGE

17' 6" x 13' 9" (5.33m x 4.19m) With front aspect uPVC double glazed bay window with fitted blind, laminate floor covering, electric fire with hearth and surround, coved ceilings, meters box, TV point, BT point.

#### KITCHEN/DINER

13' 6" x 10' 8" (4.11m x 3.25m) With fitted wall and base units, worktops, stainless steel sink unit with mixer tap, electric oven and hob, extractor fan, integrated fridge/freezer, plumbed for an automatic washing machine, under stairs storage cupboard, USB point, tiled floor covering, radiator, rear aspect uPVC double glazed window with fitted blind.

#### LANDING

#### BEDROOM ONE

14' 11" x 13' 8" (4.55m x 4.17m) With front aspect uPVC double glazed window with fitted blind, fitted wardrobes, storage cupboard, radiator.

#### BEDROOM TWO

13' 3" x 7' 4" (4.04m x 2.24m) With rear aspect uPVC double glazed window with fitted blind, radiator.

#### WETROOM

Wet room with a three piece suite comprising of: shower, sink unit, low level w.c., extractor fan, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

#### EXTERNALLY

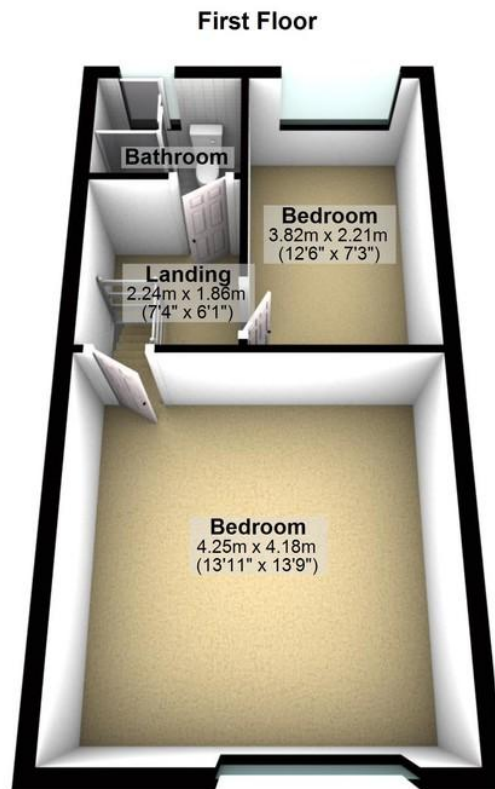
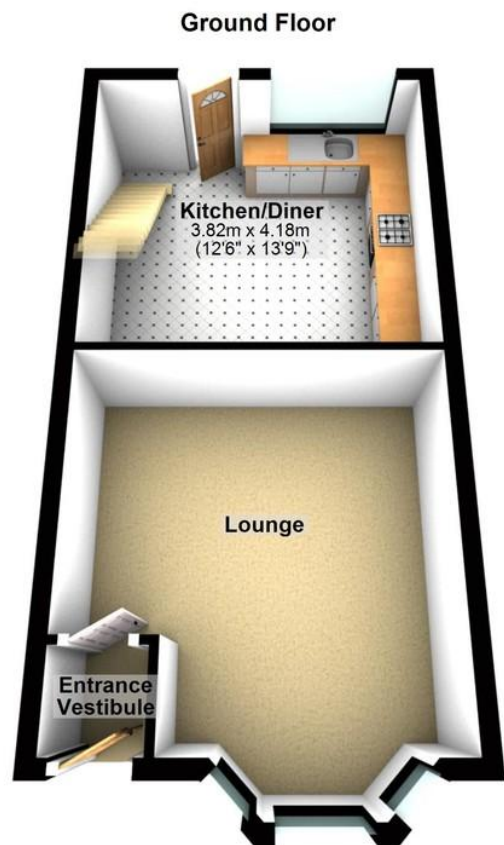
With garden forecourt and enclosed rear yard with a decked area, paved area, brick retaining walls and a gate leading to the rear. There is permitted on road parking.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

#### COUNCIL BAND:

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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