



40 Elmstone Drive, Royton, Oldham, OL2 6DH

This is a beautifully presented, two bedroom first floor apartment situated just off Bleasdale Street and is therefore within easy access of Royton town centre. The property is in very good order throughout and offers accommodation comprising of: hallway, lounge, kitchen, two good size bedrooms, both fitted, and bathroom with shower. Offered with vacant possession and viewing is recommended.

£109,950

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This is a beautifully presented, two bedroom first floor apartment situated just off Bleasdale Street and is therefore within easy access of Royton town centre, local schools and transport links. The property is in very good order throughout and offers accommodation comprising of: hallway, lounge, kitchen, two good size bedrooms, both fitted, and bathroom with shower. The property has gas central heating, uPVC double glazing, chrome light and power sockets throughout, external communal gardens and an allocated parking space. Offered with vacant possession and viewing is recommended.

ENTRANCE Communal entrance with security code and stairway.

HALLWAY With laminate flooring, large walk-in cupboard, spotlights.

LOUNGE 16' 10" x 18' 10" (5.13m x 5.74m) Dual aspect room with large uPVC double glazed windows with blind, laminate flooring, radiator, double doors to the kitchen.



KITCHEN 12' 6" x 5' 1" (3.81m x 1.55m) With fitted wall and base units, roll top work surfaces, gas hob with electric oven, tiled floor, half tiled walls, integrated dishwasher, fridge and freezer, built in wine rack, stainless steel sink unit with mixer taps, uPVC double glazed window with fitted blind, radiator.

BEDROOM ONE 11' 10" x 8' 4" (3.61m x 2.54m) With uPVC double glazed window, laminate flooring, spotlighting, double sliding mirror fronted fitted wardrobes.



BEDROOM TWO 9' 9" x 8' 3" (2.97m x 2.51m) With triple mirror fronted fitted wardrobes, uPVC double glazed window with roller blind, spotlighting.

BATHROOM Fully tiled with three piece suite including shower over the bath, extractor, spotlighting, radiator.

EXTERNALLY There are communal gardens and the property has an allocated parking space.

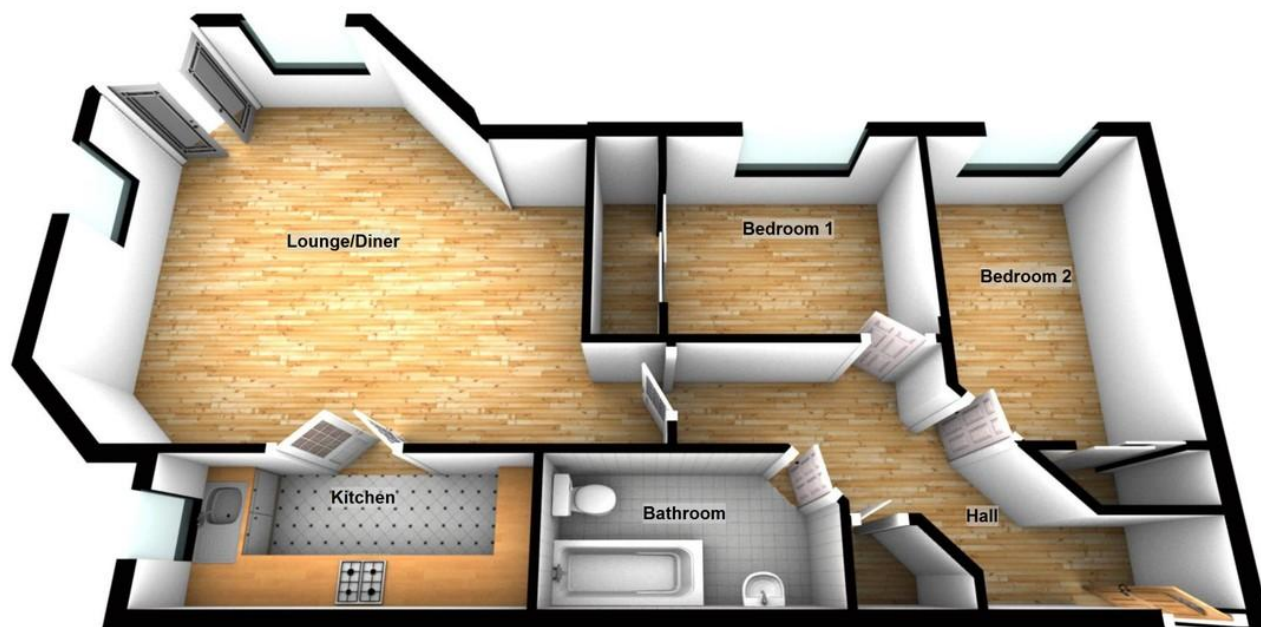
ADDITIONAL INFORMATION TENURE: Leasehold, £150 per annum, solicitor to confirm details.

SERVICE CHARGE - £75.00 per month which covers building insurance, windows cleaned, maintenance of hallways and gardens. Solicitors to confirm.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

First 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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