

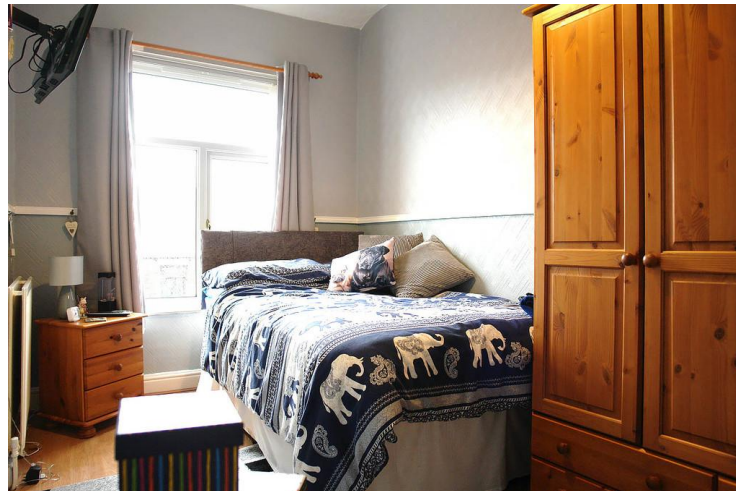


Oaklands Road

Royton, Oldham

£110,000

- Garden Fronted Mid Terraced
- Two Fitted Bedrooms
- Spacious Lounge
- Fitted Kitchen & Dining Area
- Rear Porch
- Well Presented
- Rear Courtyard
- EPC Rating - E



An excellent garden fronted mid terraced house in a well regarded location briefly comprising: entrance vestibule, lounge, fitted kitchen with dining area, rear porch, two fitted bedrooms and a modern bathroom. Externally there is a well maintained rear courtyard with garden shed and sunny Westerly aspect. The property benefits from gas central heating and uPVC double glazing.

ENTRANCE VESTIBULE

With front entrance door.

LOUNGE

12' 6" x 12' 5" (3.83m x 3.81m) With uPVC double glazed window and fitted blind, laminate floor covering, radiator.

KITCHEN/DINER

13' 4" x 12' 5" (4.08m x 3.81m) With fitted wall and base units, worktops, built in oven and hob, integrated dishwasher, stainless steel sink unit, part laminate floor covering/part fitted carpeting, uPVC double glazed window.

REAR PORCH

With plumbing for a washing machine, uPVC double glazed window and door.

LANDING

BEDROOM ONE

12' 4" x 12' 5" (3.77m x 3.81m) With uPVC double glazed window, fitted wardrobes, fitted carpeting, radiator.

BEDROOM TWO

16' 1" x 7' 5" (4.91m x 2.28m) With uPVC double glazed window, partly fitted wardrobes, laminate flooring, radiator.

BATHROOM

Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c, vanity sink unity, fully tiled walls, heated towel rail, obscure uPVC double glazed window.

EXTERNALLY

With garden forecourt and a private rear courtyard with a garden storage shed and sunny westerly aspect.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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64 Rochdale Road
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OL2 6QJ

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Saturday. 10am – 3 pm
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Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.