



30 Burnsall Grove, Royton, Oldham, OL2 5RJ

Situated in a tree lined cul de sac is this two bedroom semi detached property with gardens to both front and rear. The previously three bedroomed property is tastefully decorated throughout with gas central heating and double glazing. Within walking distance of public transport links, Royton Cricket Club, Royton park, Royton centre and its amenities. The property is a approximately ten minutes drive from the Northwest motorway

£107,950

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Situated in a tree lined cul de sac is this two bedroom semi detached property with gardens to both front and rear. The previously three bed roomed property comprises: entrance hall, lounge, dining room, conservatory and modern fitted kitchen to the ground floor. There are two bedrooms, one with fitted wardrobe, and bathroom with shower to the first floor. Tastefully decorated throughout with gas central heating and double glazing. Within walking distance of public transport links, Royton Cricket Club, Royton park, Royton centre and its amenities. The property is a approximately ten minutes drive from the Northwest motorway network.

ENTRANCE HALLWAY With uPVC double glazed door, laminate floor covering, radiator, under stairs storage.

LOUNGE 16' 5" x 10' 8" (5m x 3.25m) With Oak floor, contemporary gas fire, radiator, French doors leading to the dining room, window.



DINING ROOM 9' 9" x 8' 8" (2.97m x 2.64m) With wood floor, radiator, door leading to the conservatory, window.

CONSERVATORY 12' 8" x 9' 3" (3.86m x 2.82m) With wood floor, radiator, window with blinds, uPVC double glazed French doors leading to the garden.

KITCHEN 9' 6" x 7' 9" (2.9m x 2.36m) With modern fitted wall and base units, work tops with freestanding silver fridge under, one and a half bowl sink unit, splash back tiling, electric double oven, gas hob, tiled floor, pantry storage cupboard, window, door.

FIRST FLOOR LANDING With storage cupboard.

BEDROOM ONE 17' 7" x 10' 10" (5.36m x 3.3m) With laminate floor covering, radiator, window. (was previously two bedrooms)

BEDROOM TWO 11' 5" x 11' 2" (3.48m x 3.4m) With fitted wardrobe, laminate floor covering, window.

BATHROOM With three piece suite in white comprising corner bath, low level w.c., wash hand basin, chrome shower mixer tap, part tiled walls, tiled floor, radiator, ceiling spotlights, obscure window.



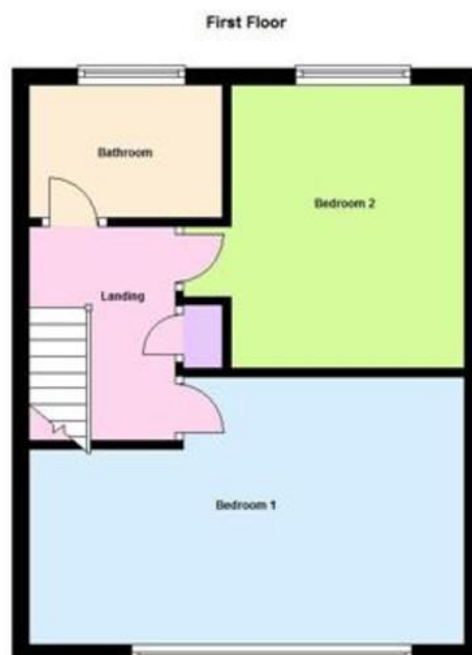
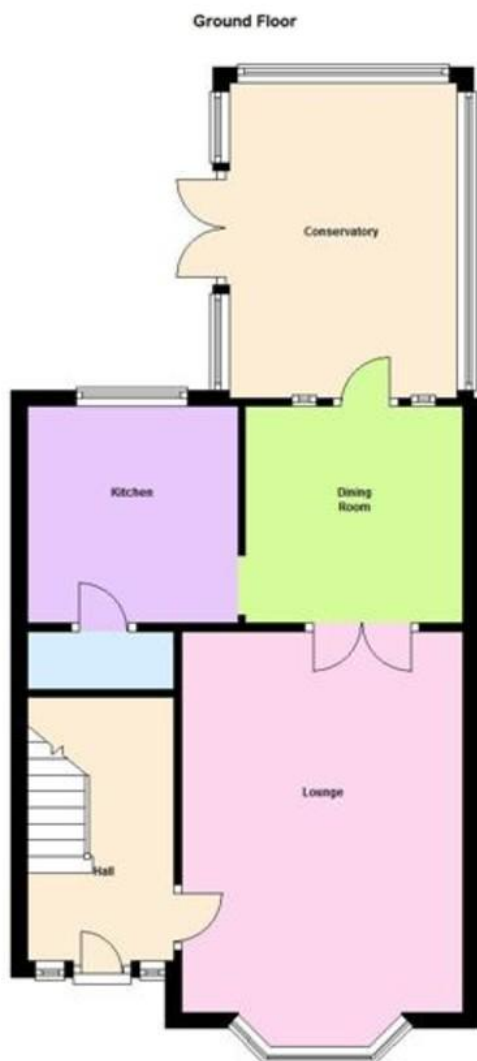
EXTERNALLY There are gardens to both front and rear of the property. Brick out-building with power and water.

ADDITIONAL INFORMATION TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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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