



52 Baldwins Close, Royton, Oldham, OL2 5FG

This is a well maintained second floor two bedroom apartment which is situated in a purpose built block on this popular residential development off Broadway with easy access to Royton centre and associated amenities as well as the North West Motorway Network. The living accommodation is offered for sale with vacant possession and therefore no chain involved.

£109,950

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ENTRANCE Security entrance with communal hall and staircase leading to the second floor with front door opening through to private entrance hall, central heating radiator and built in storage cupboard.

LOUNGE 16' 2" x 10' 8" (4.93m x 3.25m) With central heating radiator, double glazed patio doors and Juliet balcony.

KITCHEN 12' 9" x 5' 7" (3.89m x 1.7m) Fitted with a range of built in kitchen units with work surfaces, integral stainless steel oven, hob and extractor hood, stainless steel sink unit with mixer taps, plumbed for automatic washing machine, fridge freezer, laminate splash back, central heating radiator and double glazed window to the side.

BEDROOM ONE (FRONT) 14' 2" x 9' 8" (4.32m x 2.95m) With central heating and double glazed window to the front.

BEDROOM TWO (FRONT) 9' 0" x 7' 8" (2.74m x 2.34m) With central heating radiator and double glazed window to the front.

BATHROOM W.C. With three piece suite in white comprising of panelled bath, pedestal wash had basin and w.c suite, chrome taps and fittings, built in shower cubicle with wall mounted shower, splash back tiling, central heating radiator, extractor fan and bathroom cabinet.

OUTSIDE There are communal garden areas and an allocated parking space.

ADDITIONAL INFORMATION TENURE - Leasehold

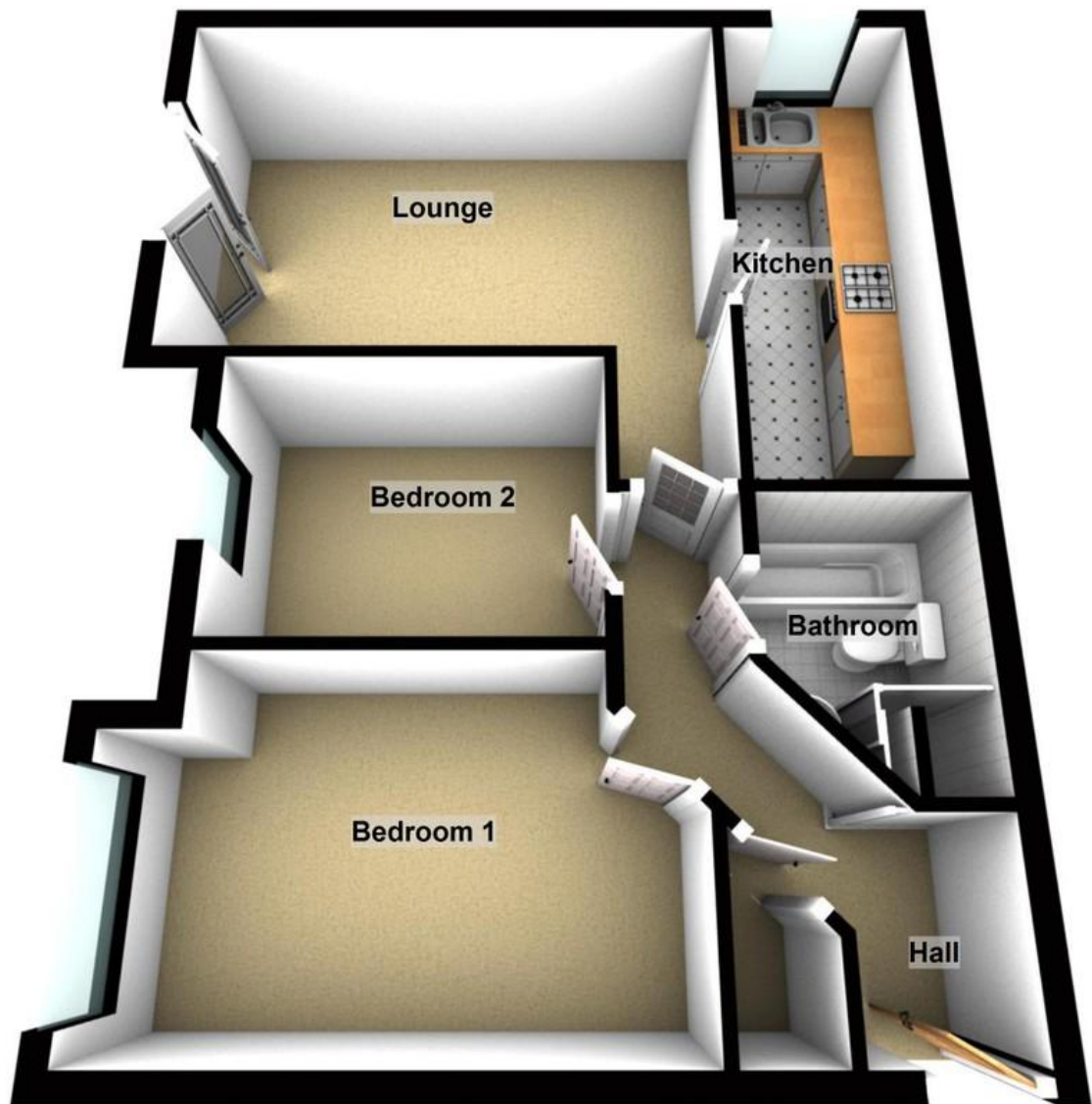
COUNCIL TAX BAND - A.

MANAGEMENT CHARGE - To be confirmed by solicitors.

VIEWING ARRANGEMENTS - By appointment with the Royton office.



Second 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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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Alan Kirkham or its employees nor do such sales details form part of any offer or contract.