



372 Shaw Road, Royton, Oldham, OL2 6PB

Offered for sale with vacant possession/no chain is this two bedroom, mid terrace property with off road parking by means of a rear courtyard. Benefits from g.c.h. via a combi boiler, uPVC double glazing and is tastefully decorated throughout. Ideally situated for access to Shaw and Royton centres and their amenities, public transport links, Metrolink station at Shaw and the Northwest motorway network at Broadway.

£89,950

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Offered for sale with vacant possession and therefore no chain is this two bedroom, mid terrace property with off road parking by means of a rear courtyard. The living accommodation comprises: entrance vestibule, spacious lounge and modern fitted kitchen to the ground floor. There are two good sized bedrooms, one fitted, and modern bathroom with shower. The property benefits from gas central heating via a combi boiler, uPVC double glazing and is tastefully decorated throughout. Ideally situated for access to Shaw and Royton centres and their amenities, public transport links, Metrolink station at Shaw and the Northwest motorway network at Broadway.

ENTRANCE VESTIBULE With uPVC double glazed entrance door, laminate floor covering.

LOUNGE 14' 4" x 13' 4" (4.37m x 4.06m) With laminate floor covering, radiator, window with blinds.

KITCHEN/DINER 14' 8" x 11' 6" (4.47m x 3.51m) With modern fitted wall and base units in high gloss, Oak work tops, electric double oven, five ring gas hob, one and a half bowl sink unit, plumbed for washing machine, radiator, pantry storage cupboard, under stairs storage, uPVC double glazed window, uPVC double glazed door.

FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 12' 6" (4.06m x 3.81m) With fitted wardrobes, fitted carpeting, radiator, window.



BEDROOM TWO 14' 5" x 7' 9" (4.39m x 2.36m) With fitted carpeting, radiator, window



BATHROOM 9' 7" x 6' 2" max (2.92m x 1.88m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., shower over the bath, tiled walls, chrome towel rail, radiator, vinyl floor covering, window.

EXTERNALLY There is a rear courtyard providing off road parking.

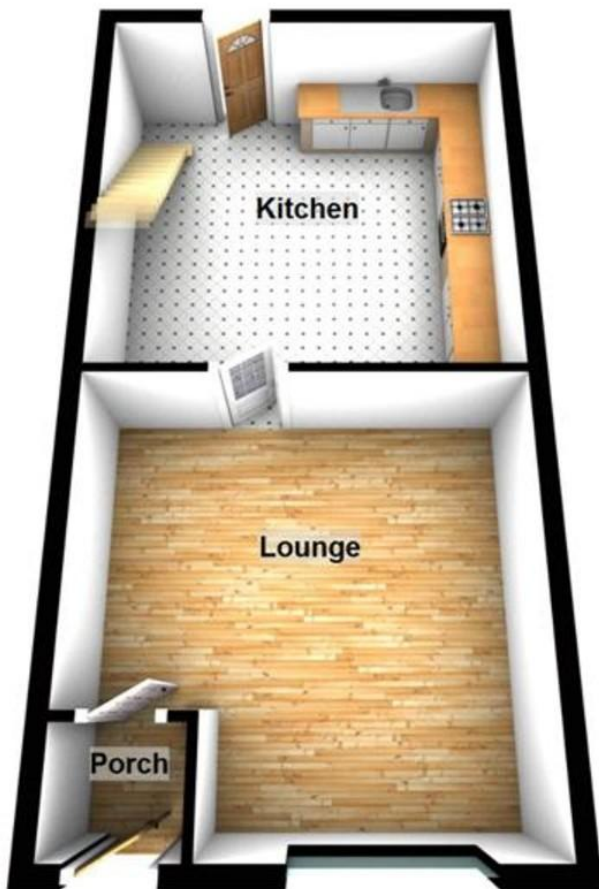
ADDITIONAL INFORMATION TENURE: Leasehold £1.20 per annum. Solicitor to confirm details.

COUNCIL BAND: A

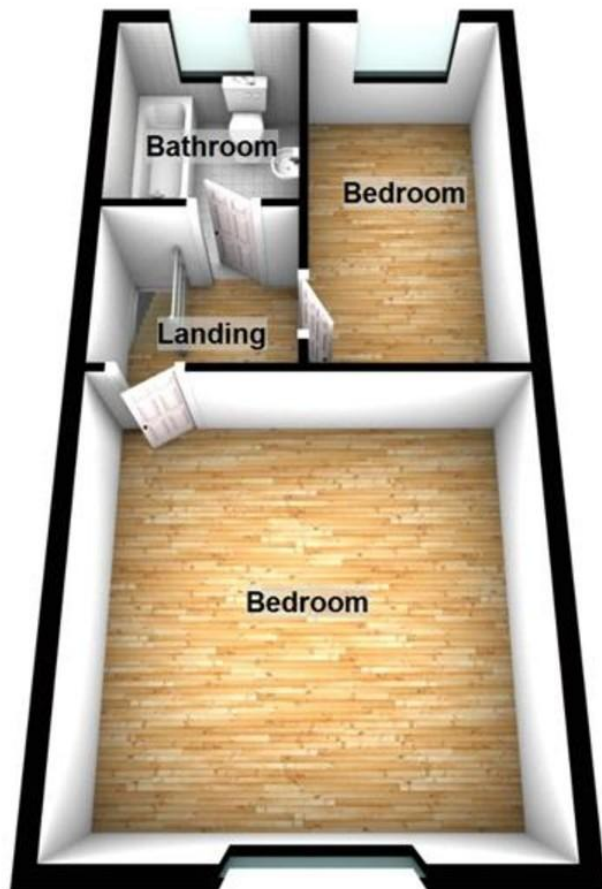
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Ground Floor



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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