



Baldwins Close

Royton, Oldham

£108,500

- Second Floor Apartment
- Two Bedrooms
- Lounge/Diner With Juliette Balcony
- Modern Fitted Kitchen
- Popular Location
- Allocated Parking Space & Visitor Parking
- Communal Gardens
- EPC Rating - B



Offered in immaculate condition is this lovely two bedroom second floor apartment located in this small development just off Broadway, Royton. Benefitting from gas central heating via a combi boiler, uPVC double glazing and a secure intercom system. Accommodation comprises entrance hallway, lounge/dining room, kitchen with views over playing fields and beyond, two bedrooms and a four piece bathroom. Externally communal grounds and an allocated parking space.

ENTRANCE HALLWAY

With front entrance door, intercom system, radiator, fitted carpeting, large storage cupboard.

BEDROOM ONE

14' 2" x 9' 8" (4.32m x 2.95m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM TWO

9' 2" x 7' 8" (2.79m x 2.34m) With front aspect uPVC double glazed entrance door, fitted carpeting, radiator.

BATHROOM

10' 3" x 5' 4" (3.12m x 1.63m) Fitted with a four piece suite in white comprising panelled bath, shower cubicle, low level w.c, wash hand basin, extractor fan, radiator, fitted carpeting.

LOUNGE/DINING ROOM

15' 9" x 10' 8" (4.8m x 3.25m) With front aspect uPVC double glazed French doors with Juliette balcony, TV point, BT point, radiator, fitted carpeting.

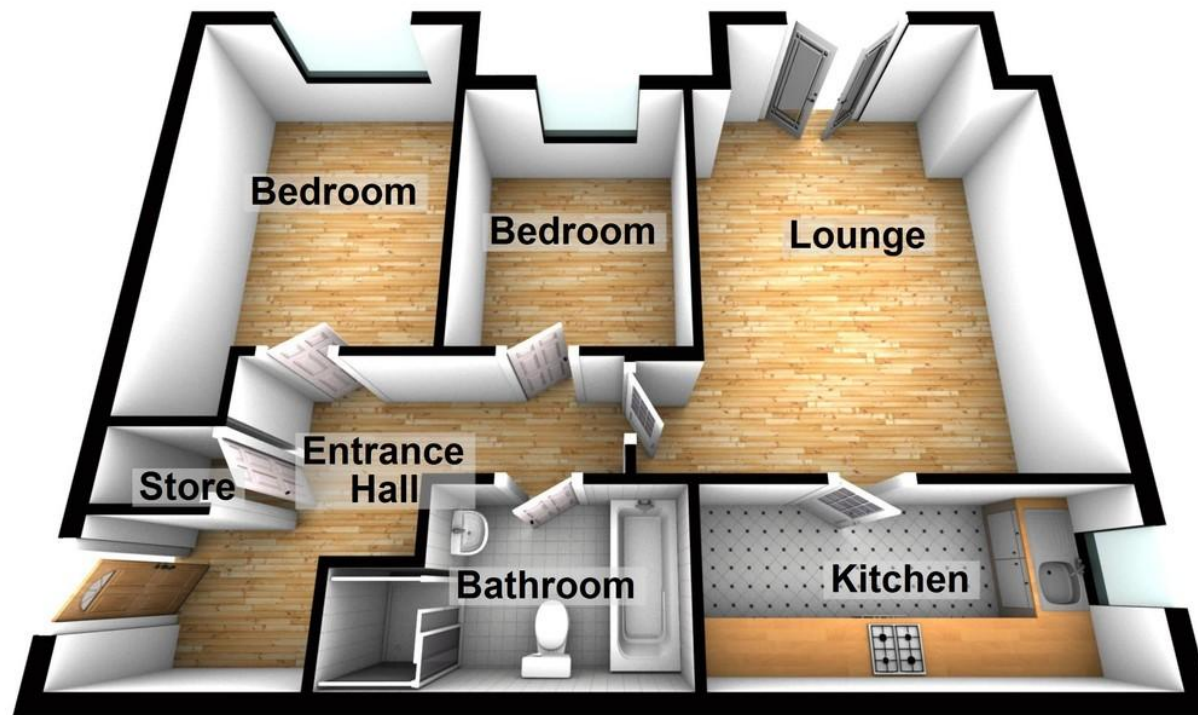
KITCHEN

13' 0" x 5' 10" (3.96m x 1.78m) Shaker style fitted kitchen with wall and base units, worktops, Smeg electric oven, Smeg gas hob, chimney hood extractor fan, plumbed for a washing machine, Schock Typos 1.5 Alpine white granite sink and waste, stainless steel splash backs, space for a fridge freezer, Baxi combi boiler, vinyl floor covering, radiator, side aspect uPVC double glazed window with great views over playing fields and beyond.

EXTERNALLY

There are communal gardens, an allocated parking space and visitor parking.

Second Floor



ADDITIONAL INFORMATION

TENURE: Leasehold- Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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.

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