



185 Middleton Road

Royton, Oldham

Offers Over £99,995

- Mid Terrace
- Two Good Sized Bedrooms
- Modern Kitchen
- New Shower Room
- Garden Forecourt/Rear Courtyard
- GCH/DbI Glazing/Alarm
- Lovely Condition
- EPC Rating - E



Offered for sale in a lovely condition throughout is this two bedroom, mid terrace property with garden forecourt and an enclosed low maintenance rear garden. Internally comprising: entrance vestibule, lounge and kitchen diner to the ground floor with two bedrooms and recently fitted shower room to the first floor. The property benefits from gas central heating, double glazing and alarm. Within walking distance of Royton centre, shops, sports centre, banks and public transport to Rochdale, Oldham, Ashton and Manchester.

#### ENTRANCE VESTIBULE

With uPVC double glazed entrance door.

#### LOUNGE

14' 1" x 13' 9" (4.29m x 4.19m) With gas fire, fire surround, wall lights, laminate floor covering, uPVC double glazed window.

#### KITCHEN DINER

11' 3" x 11' 2" (3.43m x 3.4m) With fitted wall and base units, work tops, gas hob, electric oven, extractor, stainless steel sink unit with mixer taps, plumbed for washing machine, laminate floor covering, radiator, under stairs storage cupboard, storage cupboard housing combi boiler, uPVC double glazed window, uPVC double glazed door.

#### FIRST FLOOR LANDING

With radiator, access to the loft.

#### BEDROOM ONE

13' 7" x 14' 1" (4.14m x 4.29m) With fitted carpeting, radiator, uPVC double glazed window.

#### BEDROOM TWO

10' 9" x 6' 7" (3.28m x 2.01m) With fitted carpeting, radiator, uPVC double glazed window.

#### SHOWER ROOM

With two piece suite comprising wash hand basin, low level w.c., shower cubicle, fully tiled walls, tiled floor, extractor, spotlights, chrome radiator, uPVC double glazed obscure window.

#### EXTERNALLY

There is a garden forecourt with shrub area, brick boundaries and gated access and a low maintenance, rear garden with water supply, brick boundaries and gated access.

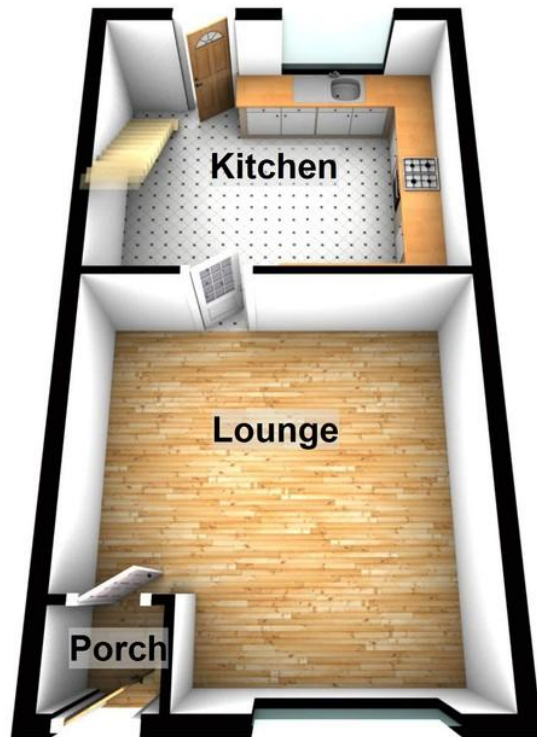
#### ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

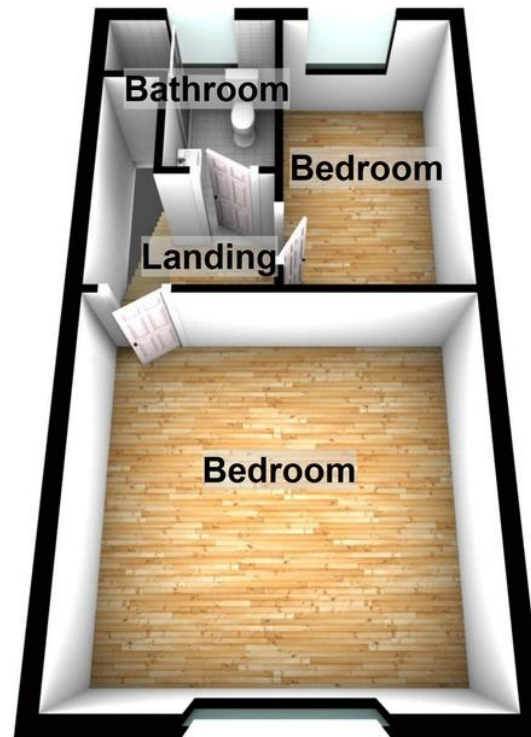
#### COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

## Ground Floor



## First Floor



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