



Eleanor Road, Royton, Oldham    **£99,950**





YOUR MOVE





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Oldham

**£99,950**

### Property Description

**\*\*ATTENTION ALL FIRST TIME BUYERS & INVESTORS!\*\*** We are delighted to bring to the market this TWO BEDROOM mid terraced property BOASTING TWO RECEPTION ROOMS. Presented in EXCEPTIONAL CONDITION throughout, this IMMACULATE property is ready to move straight into. Internally comprising of entrance vestibule, dining room, lounge, kitchen, two good sized bedrooms and a THREE PIECE family bathroom. Externally this property benefits from a PRIVATE REAR YARD. EPC Grade D.

### Our View

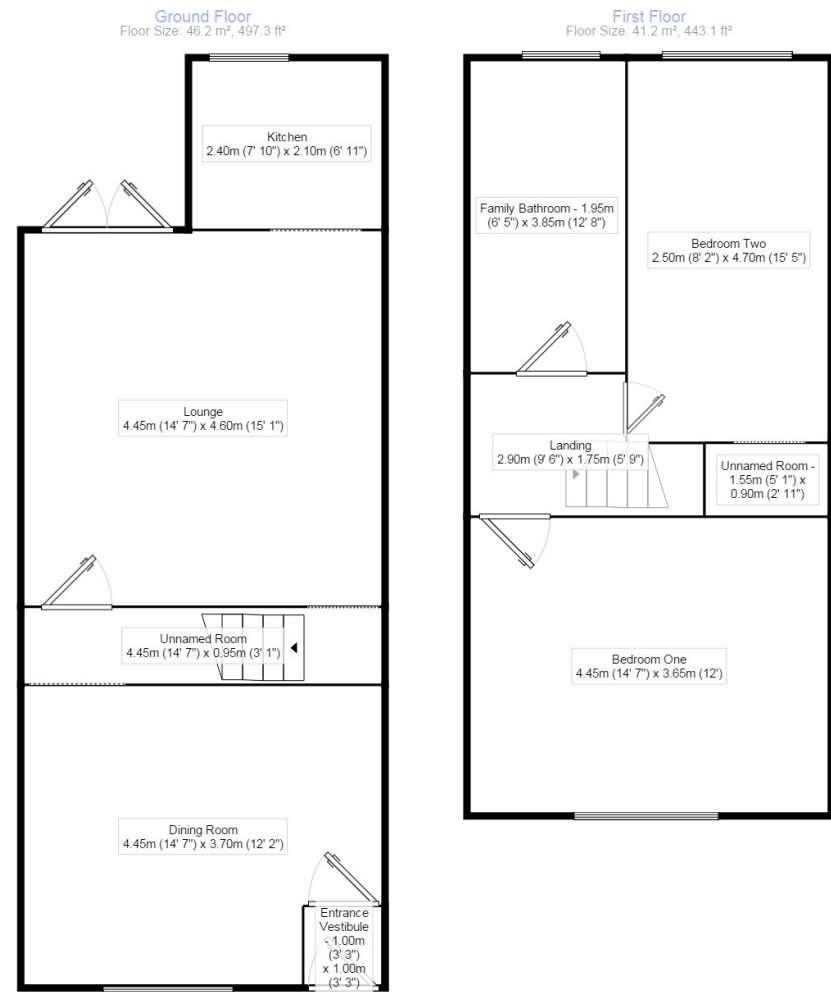
This is an attractively priced property which should appeal to both your first time buyer and your investor alike. Internally this property is presented to an exceptional standard and boasts a superb location, high levels of interest are expected so waste no time in booking your viewing.

### Location

Set within a superb location, not far from the junction connecting Shaw Road, Oldham Road and Broadway. Metrolink access is located in Shaw and is in easy reach of this property. Local amenities include convenience stores, restaurants, parks and other stores.



**EPC Grade D**  
**For full EPC please contact the branch**



Measurements are approximate. Not to scale. For illustrative purposes only.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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\*Calls may be recorded and/or monitored for training and/or security purposes.

