



**Church Street
Royton
Oldham
Lancashire
OL2 5LG**

Offers in Excess of £140,000

bettermove

Church Street Oldham

Bettermove are proud to present this charming 2 bedroom terraced house in Royton, available with no forward chain.

The property is leasehold with 846 years remaining on the lease - there is no ground rent or service charge payable. The council tax band is A.

The property benefits from gas central heating and double glazing throughout.

The interior of this well presented property comprises a spacious living room, fitted kitchen and separate dining room on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. There is a converted loft room on the second floor. The exterior boasts an enclosed split level rear garden with decking and patio seating areas, perfect for enjoying the summer months.

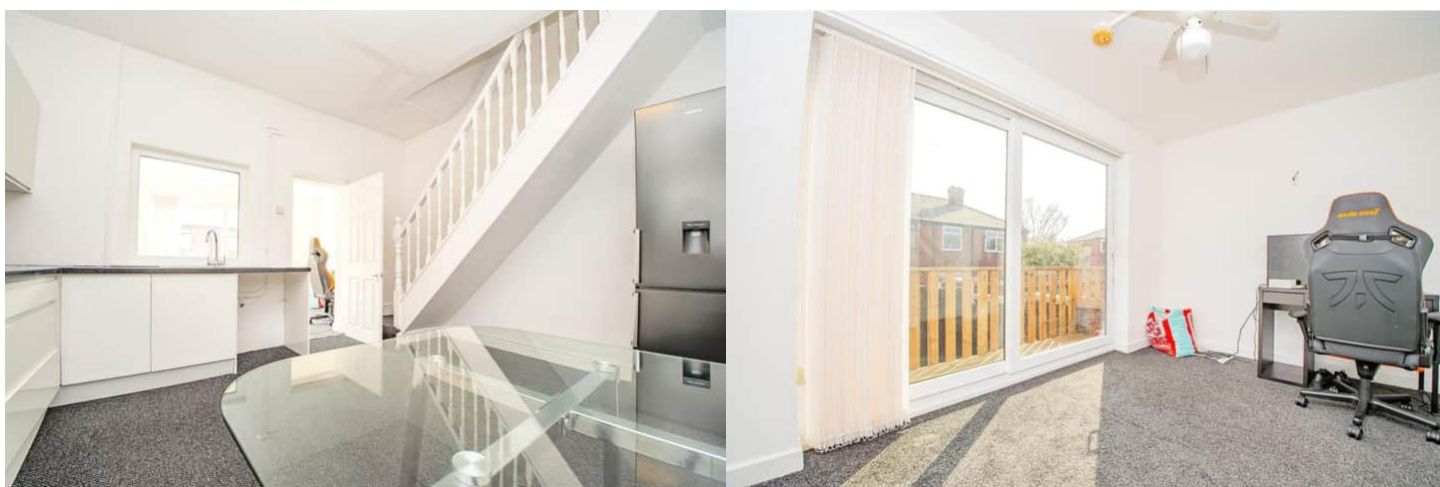
Located in the popular town of Royton, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and pubs. Transport links can be found from the A627(M), M62, Mills Hill rail station, Derker and Oldham Mumps and Central tram stops.

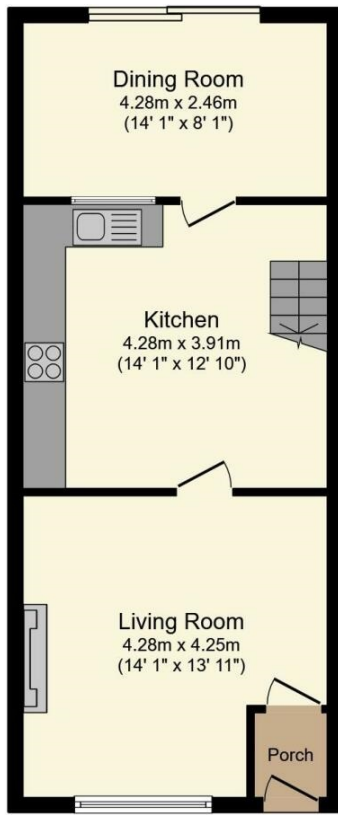
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

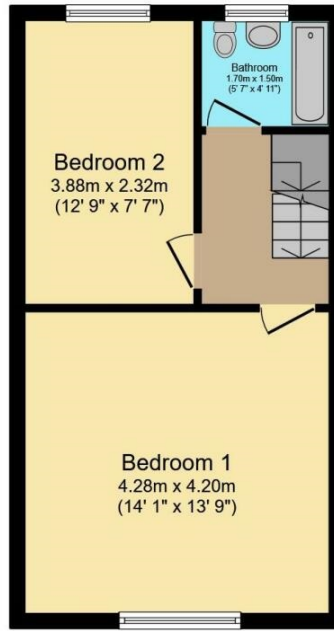
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

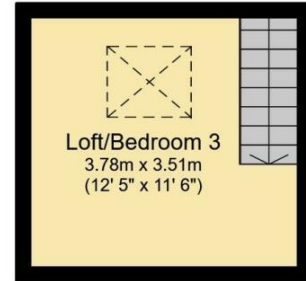




Ground Floor



First Floor



Second Floor

Total floor area 95.6 sq.m. (1,029 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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