



Low Green  
Royton  
Oldham  
Lancashire  
OL2 6RQ

Offers in Excess of £220,000

bettermove 

## Low Green Oldham

Bettermove are proud to present this 3 bedroom Semi-Detached House in Royton available with no forward chain.

The property benefits from double glazing, gas central heating throughout and ample on street parking available nearby. The council tax band is B.

The interior of this well presented property comprises a spacious living room, the fitted kitchen and the family bathroom. The first floor consists of three bedrooms and access to the loft room. The exterior of the property benefits from a large rear garden with a summer house and large decking area, perfect for enjoying the summer months.

Located in the popular town of Royton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A67(M), the M62 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

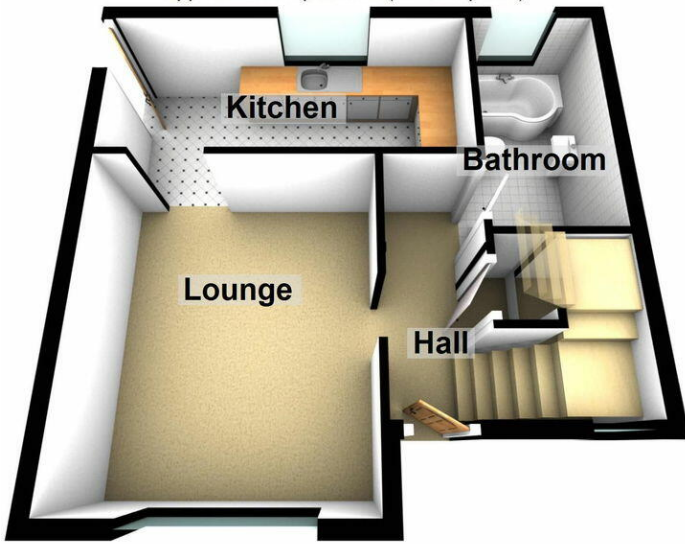
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.



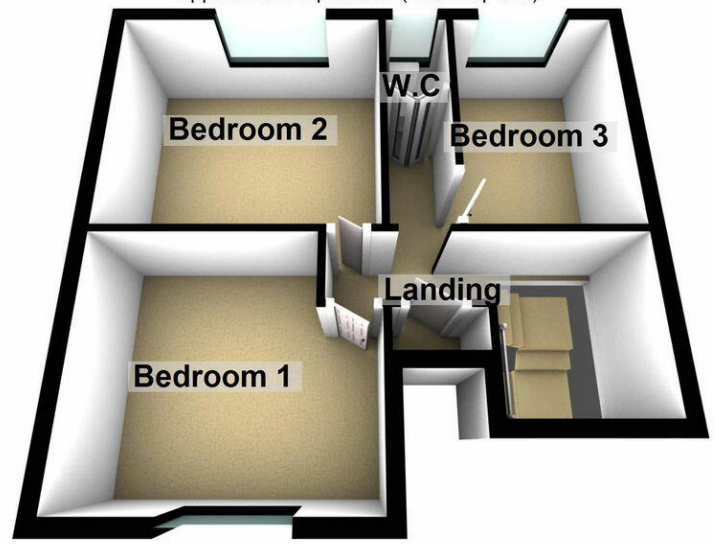
### Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



### First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 75.7 sq. metres (814.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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