

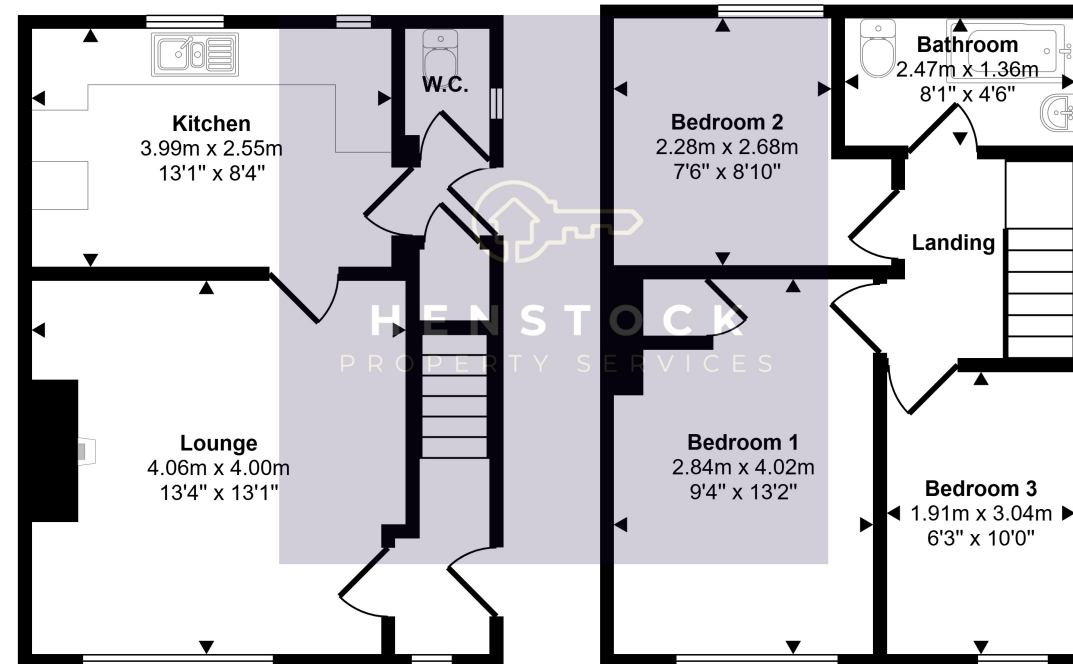


# HENSTOCK

PROPERTY SERVICES



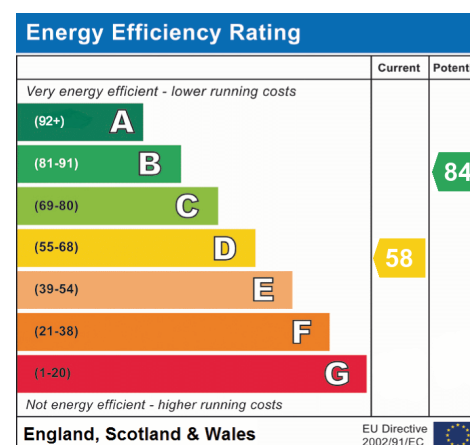
Approx Gross Internal Area  
67 sq m / 722 sq ft



Ground Floor  
Approx 34 sq m / 361 sq ft

First Floor  
Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## 1 Royley, Royton, Oldham, Lancashire OL2 5DY

- 3 BEDROOMED SEMI DETACHED
- NO CHAIN
- EPC RATING D
- COUNCIL TAX BAND A
- GROUND FLOOR W.C
- FREEHOLD

**£210,000**





## GROUND FLOOR

### Entrance

1.22m x 1.99m (4' 0" x 6' 6") Hallway

### Lounge

4.06m x 4.00m (13'4" x 13'1") views to front, central fireplace, double radiator.

### Kitchen/Diner

3.99m x 2.55m (13'1" x 8'4") views to rear, white units with grey marble style worktops, stainless steel sink with chrome mixer tap, fully tiled walls, tiled floor, door to ground floor w.c and under stair storage.

### Ground Floor W.C

1.38m x 0.84m (4' 6" x 2' 9")

### Under Stair Storage

1.56m x 0.83m (5' 1" x 2' 9")

## FIRST FLOOR

### Bedroom 1

2.84m x 4.02m (9'4" x 13'2") views to front, built in storage, double radiator.

### Bedroom 2

2.28m x 2.68m (7'6" x 8'10") views to rear, single radiator.

### Bedroom 3

1.91m x 3.04m (6'3" x 10'0") views to front, single radiator.

## Bathroom

2.47m x 1.36m (8' 1" x 4' 6") white suite comprising; bath with over bath wall mounted electric shower, sink, close coupled w.c, part tiled walls, single radiator.

## Exterior

Front garden area - raised steps up to part paved garden.

Rear garden area - part paved, raised beds.

Side Garden - gated off road parking.

## PROPERTY DESCRIPTION

Henstock Property Services are pleased to market this 3 bedroomed semi detached family home in need of some upgrading. The living accommodation briefly comprises; entrance hallway, front lounge, kitchen, ground floor w.c, 3 bedrooms and a bathroom. The property also has the benefit of gas central heating, double glazed windows, gated off road parking to side and a rear garden. Ideally situated within easy reach of schools, shops/supermarkets, leisure/fitness facilities, good public transport services and a short distance from the M60 & M62 motorway links.

