

# ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers in Excess of £159,950

341 Oldham Road, Royton, Oldham, OL2 6AB

- NEW Terraced Property
- Open Plan Lounge
- Fitted Kitchen/Diner
- Ground Floor wc
- Two Generous Bedrooms (One with Juliette Balcony)
- Bathroom/wc
- Allocated Parking
- Central Heating & Double Glazed
- Superb Specification
- NOT TO BE MISSED

These new, two bedroom, terrace properties with superb specification have living accommodation that comprises briefly to the ground floor of open plan Lounge and fitted Kitchen/Diner and wc. To the first floor there are two double Bedrooms, one with Juliette balcony and Bathroom/wc with shower. Outside there is a private, enclosed garden area to the rear with allocated parking to the side. The property benefits from the installation of gas fired central heating, double glazed windows, external doors and quality floor coverings. The properties are situated in a popular location with easy access to Royton centre, close to Royal Oldham Hospital, well regarded local schools and amenities, excellent public transport links and just a short distance from the North West motorway network. To appreciate the quality of these attractive homes, an internal inspection is strongly recommended.

### Accommodation

Entrance: Double glazed front door through into the lounge.

Lounge front: Open plan area with central heating radiator, double glazed window to the front, built in meters cupboard and opening leading through to the kitchen/dining area.



25'10 x 12'9

Kitchen/Diner rear: Fitted with a range of modern built in kitchen units with worksurfaces, integral oven, hob and extractor hood, sink unit with mixer taps, plumbing for automatic washing machine, splashback tiling, central heating radiator, double glazed window and doors to the rear.



Ground floor wc: 6' x 2'10 With two piece suite in white, chrome taps and fittings, sunken spotlighting and extractor fan.



### First floor

Landing: With entrance to insulated loft.

Bedroom front: 10'2 x 12'8 With central heating radiator and double glazed window to the front.



Bedroom rear: 9' x 12'8 Second double bedroom with central heating radiator, double glazed patio doors and Juliette balcony to the rear.

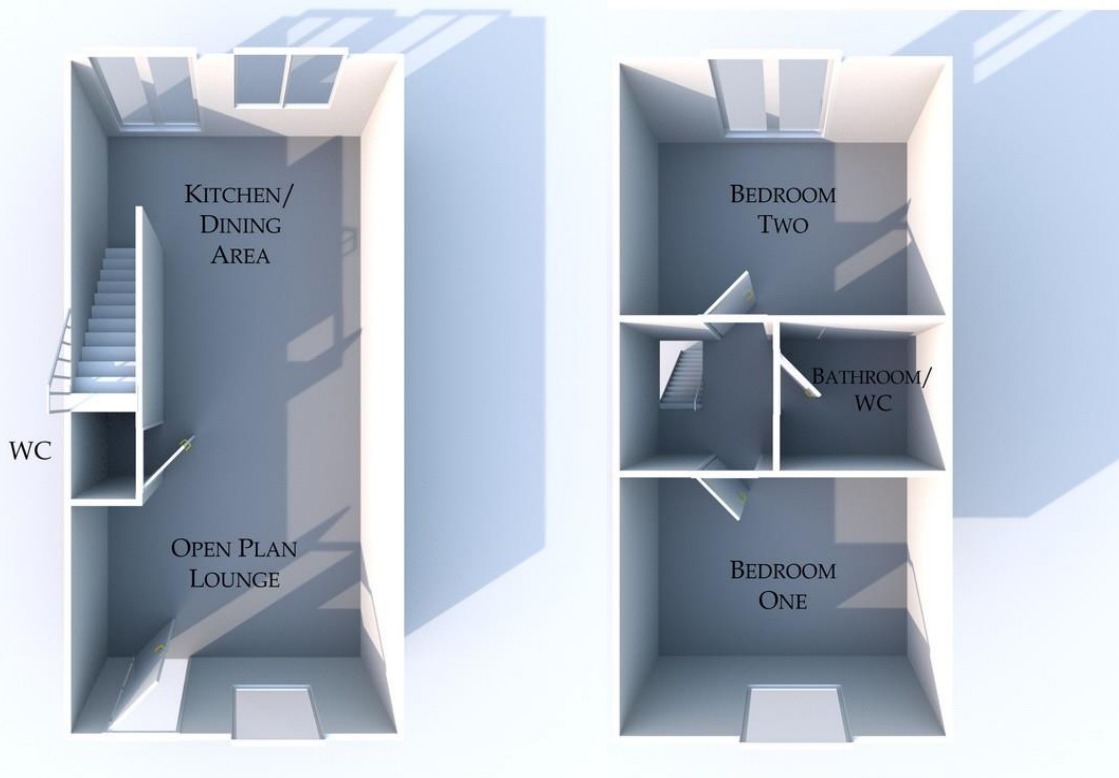




Bathroom/wc: 5'10 x 6'5 With three piece suite in white, chrome taps and fittings, wall mounted shower with shower/bath screen, laminate splashback, tiled floor, sunken spotlighting, extractor fan, heated chrome towel rail and feature light tunnel.

Outside: To the rear there is a private, enclosed garden area with decking, an elevated lawned area with path and boundary fencing.





**Address:**

**26 MIDDLETON ROAD,  
ROYTON, OLDHAM,  
LANCASHIRE, OL2 5PA**

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.