

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers Over £110,000

66 St. Phillips Drive, Royton, Oldham, OL2 6AE

- Second Floor Apartment
- Through Lounge with Juliette Balcony
- Fitted Kitchen
- One Generous Bedroom
- Bathroom/wc with Shower
- Communal Garden Areas
- Allocated Parking
- Electric Heating & Double Glazed
- NO CHAIN INVOLVED
- NOT TO BE MISSED. EPC

This well-appointed, second floor, one bedroom apartment is offered for sale with vacant possession and therefore no chain involved and has accommodation that comprises briefly of communal entrance and staircase leading to the apartment with Entrance hall, through Lounge, fitted Kitchen, generous Bedroom and modern Bathroom/wc with shower. Outside there are communal gardens and allocated parking space. The property benefits from installation of double glazed windows and has electric heating. This fine home is situated in a convenient and popular, residential area in a cul-de-sac location close to Royal Oldham Hospital with easy access to Royton, Chadderton and Oldham centres, excellent amenities and public transport links and just a short distance from the North West motorway network. An internal inspection is strongly recommended.

Accommodation

Entrance: Communal security entrance with entrance hall and staircase which leads to the second floor apartment.

Front door: Opening through to the entrance hall with built in storage cupboard and entrance to loft.



Through lounge: 19'6 x 9'10 Spacious reception room with electric panel heater, double glazed patio doors to the rear with Juliette balcony and double glazed window to the rear.

Kitchen rear: 9'8 x 6'10 Fitted with a range of built in kitchen units with worksurfaces, integral oven, hob and extractor, plumbed for automatic washing machine and dishwasher, sink unit with mixer taps, splashback tiling and double glazed window to the rear.



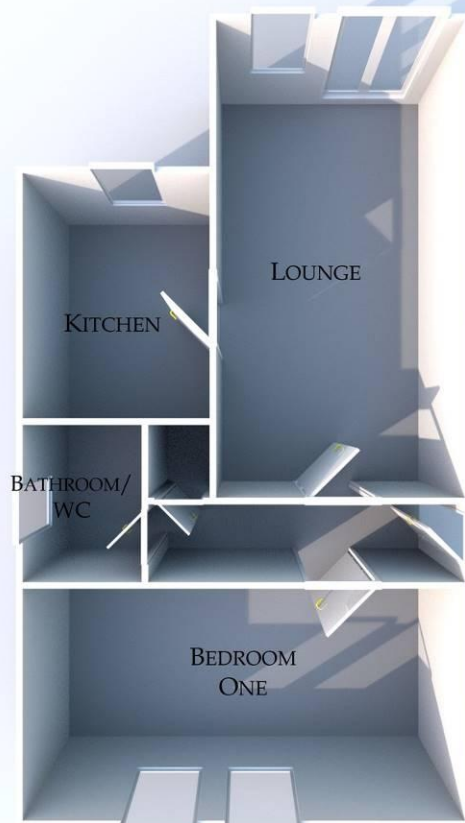
Bedroom front: 9'4 x 13'1 Generous double bedroom with wardrobe, electric panel heater and two double glazed windows to the front.



Bathroom/wc: 6'6 x 5'7 With modern three piece suite in white, chrome taps and fittings, wall mounted shower with shower/bath screen, splashback tiling, heated electric chrome towel rail and double glazed window.



Outside: There are communal garden areas and allocated parking.



Address:

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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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.