

# ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers In Region Of £190,000

335 Middleton Road, Royton, Oldham, OL2 5EB

- End Townhouse
- Lounge
- Dining Room/ Sitting Room
- Kitchen
- Three Bedrooms
- Bathroom/ WC
- Double Glazing & Central Heating
- Gardens to Rear, Side & Front
- Close to Royton Centre
- Leasehold £3.25 p/a



This garden fronted, traditional semi-detached, town house property has spacious living accommodation comprising of; Entrance/ Hallway, Lounge, Dining/Sitting room and Kitchen. To the first floor there are Three Bedrooms and Bathroom/WC. Outside, there is an enclosed garden to the rear, side and front. This fine home benefits from gas fired central heating and double-glazed windows and is situated in a most convenient location with excellent public transport links and amenities, close to open countryside and has easy access to Royton centre and the North West motorway network.

#### Accommodation

Entrance/ Hallway; UPVC door leading into the entrance/ hallway plus stairway to the first floor.

Lounge 14'5 x 13'6; Spacious lounge with double glazed window to the front, coving, central heating radiator, electric fire and surround, French doors leading into the Dining Room/ Sitting Room.



Dining Room/ Sitting Room 12'4 x 16; Generously sized Dining Room/ Sitting Room with double glazed window to the rear and side, central heating radiator, storage/ pantry and door leading into the kitchen.



Kitchen 8'8 x 10'1; Fitted with a range of built-in wall and base units, plumbing for automatic washing machine, central heating radiator double glazed window to the rear and side, UPVC door to the side leading to the garden.



First Floor

Landing

Bedroom One 12'6 x 9'4; Spacious double bedroom with built-in wardrobes to the alcoves, coving, double glazed bay window to the front and central heating radiator.





Bedroom Two 14'5 x 9'2; Double bedroom with built-in wardrobes to the alcoves, coving, double glazed window to the rear and central heating radiator.



Bedroom Three 7'6 x 5'8; Single bedroom with double glazed window to the front and central heating radiator.



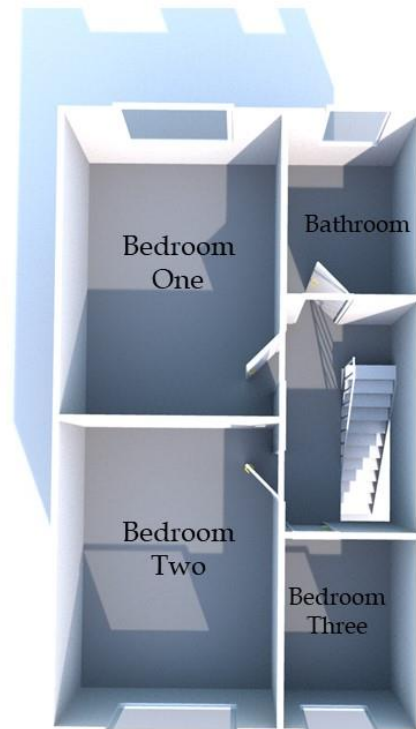
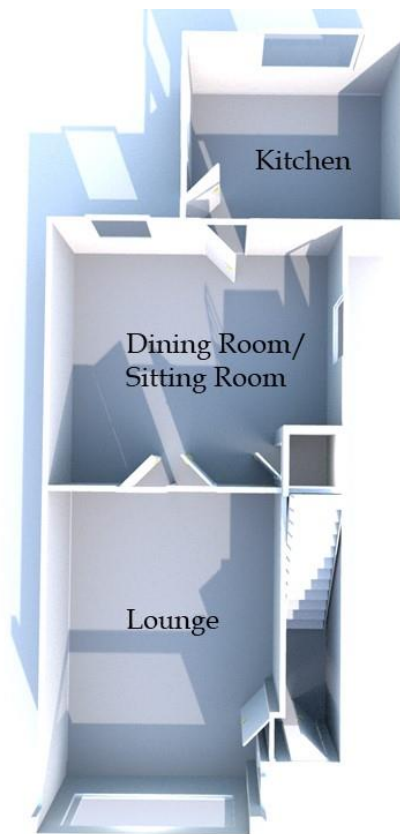
Shower Room/ WC 7'8 x 5'4; Two-piece suite including WC & wash basin, walk-in shower cubicle with wall mounted shower, floor to ceiling tiling, central heating radiator and double-glazed window to the rear.



Outside; There is a lawned area to the front with shrubs and flower borders, access around the side of the property and an enclosed garden area to the rear. The rear garden has lawned areas, flower and shrub borders, patio areas, paved areas with wooden shed and greenhouse, access to the rear, enclosed by boundary fencing.







Address:  
26 Middleton Road, Royton,  
Oldham, Greater Manchester,  
OL2 5PA

0161 652 0222  
[sales@alistairstevens.com](mailto:sales@alistairstevens.com)

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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