

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £200,000

26 Springfield Lane, Royton, Oldham, OL2 6XN

- Semi Detached Property
- Spacious Open Lounge/Diner
- Galley Style Kitchen
- Two Generous Bedrooms
- Shower Room/wc
- Large Gardens, Shared Driveway & Garage
- Central Heating & Double Glazed
- Popular Location in Thornham
- NO CHAIN INVOLVED
- EXCELLENT POTENTIAL

This deceptively spacious, two bedroom, semi detached property has living accommodation that comprises briefly of entrance hall, open lounge/ diner and kitchen. To the first floor there are two generous bedrooms and shower room/wc. Outside, there are gardens areas to both front and rear, the rear garden extends to an excess of 80 ft and to the front there is a shared driveway extending to the detached garage at the rear. The property benefits from the installation of gas fired central heating and double glazed windows and is situated in one of the areas most popular locations at Thornham with easy access to well regarded local schools and amenities, excellent public transport links and just a short distance from Royton centre and the North West motorway network. NO CHAIN INVOLVED.

Accommodation

Entrance: Composite double glazed front door opening into the entrance hall with staircase leading to the first floor.

Through lounge/ diner: Large reception room with living flame gas fire and surround, two central heating radiators and double glazed windows to the front and rear.



Kitchen rear: Galley style kitchen fitted with units with work surfaces, integral oven, hob and extractor hood, plumbing for automatic washing machine, stainless steel sink unit with mixer tap, splash back tiling, double glazed window to the side and double glazed door to the rear.



First Floor

Landing: With double glazed window to the side.

Bedroom one front: Large room with two central heating radiators and two double glazed windows.



Bedroom two rear: With built in wardrobes, central heating radiator and double glazed window.

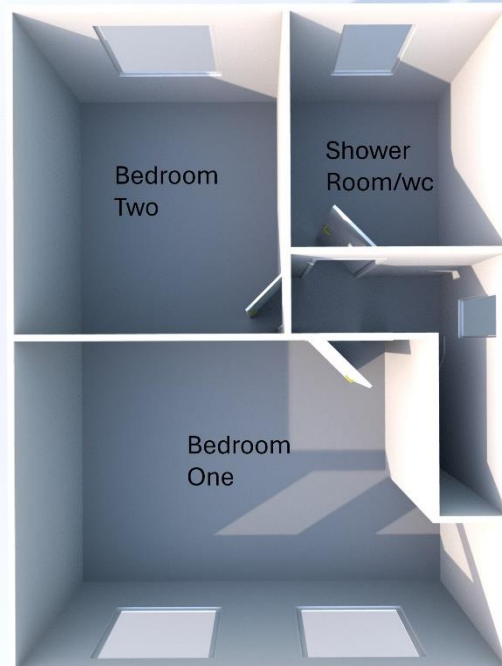
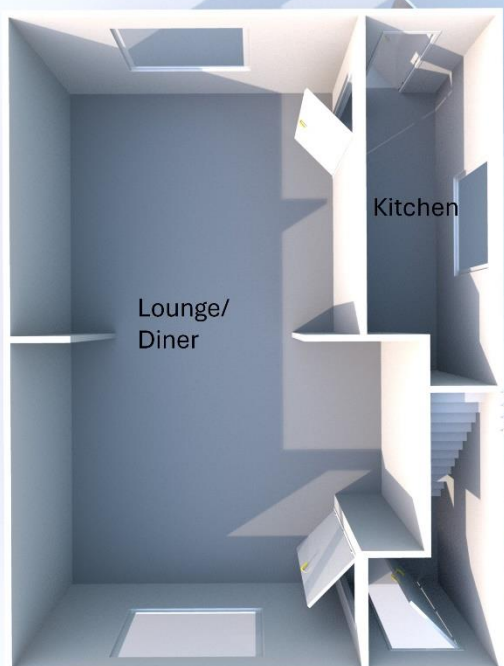


Shower room/wc: With two piece suite, walk in shower cubicle with wall mounted electric shower, laminate splash back, panelled ceiling with sunken spotlighting, built in storage cupboard, heated towel rail and double glazed window to the rear.



Outside: To the rear there is an enclosed garden extending in excess of 80 ft with shrubs, patio, detached concrete section garage, store shed and boundary fencing. To the front there is a shared driveway extending to the garage at the rear and a garden forecourt with low boundary walls.





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.

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Please contact the office before viewing the property.