

6 Church Street Oldham, OL2 5JS

QUAINT link Detached Bungalow in Royton Situated on a pleasant corner near the church, this lovely 1 bedroom bungalow in Oldham is ready to move into ,with a recently modern fitted stylish kitchen and shower room.The property has two rooms which could be Lounge or Bedroom areas, and good storage facilities. One level living gives you accessibility and ease. The Bungalow sits just a short walk to Royton centre, which has lots of amenities. It comes with both a front garden and back storage area. Offered with NO chain.

One level living

Link detached

Modern shower room

Short walk to Royton centre shops

Unrestricted on road parking

Modern kitchen

No chain

Garden sitting area

£139,950

Lounge/Bedroom 8' 2" x 9' 4" (2.5m x 2.84m)

Bedroom 14' 6" x 9' 4" (4.42m x 2.84m)

Kitchen 7' 0" x 9' 4" (2.14m x 2.84m)

Shower Room 5' 7" x 4' 11" (1.69m x 1.51m)

Council Tax

Band A

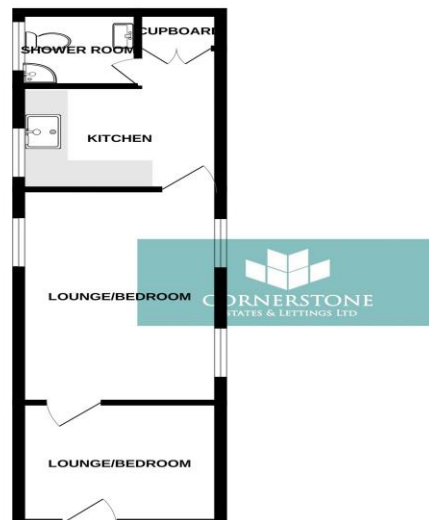
Tenure

Leasehold

Financial advice

Cornerstone Estates offer Independent Financial Services including Mortgage Advice. Why not take advantage of a FREE initial consultation to see if our whole of market products can save you money, or if we can lend you more to help you achieve your dream home? Your home could be at risk if your do not keep up repayments on your mortgage or other loan secured on it.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide only. As to their accuracy or efficiency can be given. Made with MetreCam 2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

6 Holly House Church Street Royton OLDHAM OL2 5JS	Energy rating C	Valid until: 18 September 2034
		Certificate number: 3834-5021-7400-0868-2292

Property type End-terrace bungalow

Total floor area 32 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60