

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers Invited £150,000

29 Baldwins Close, Royton, Oldham, OL2 5FG

- Ground Floor Apartment
- Lounge
- Fitted Kitchen
- Two Generous Bedrooms
- Ensuite & Bathroom/wc
- Central Heating & Double Glazed
- Allocated Parking Space
- Convenient Location off Broadway
- Communal Garden Areas
- NO CHAIN INVOLVED

This well maintained, ground floor, two bedroom apartment has well maintained living accommodation that comprises briefly of Entrance hall, Lounge and fitted Kitchen with integral oven, hob and extractor. There are two bedrooms, one with Ensuite shower/wc, in addition there is a Bathroom/wc with shower. To the outside there is a communal garden area and an allocated parking space. The property benefits from the installation of gas fire central heating and double glazed windows throughout and is situated in a popular and convenient, residential area on this small development off Broadway with easy access to 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.

Entrance: Security entrance and communal secure entrance areas.

Front door: Opening into the entrance hall with central heating radiator.

Lounge rear: 15'10 x 11'10 With central heating radiator and patio doors to the rear.



Kitchen: 5'10 x 13' With a range of built in kitchen units with worksurfaces, integral oven, hob, extractor hood, stainless steel sink unit with mixer taps, plumbed for automatic washing machine, central heating radiator and double glazed window to the side.



Bedroom one rear: 11'9 x 11' With central heating radiator and double glazed window to the rear.



Ensuite shower/wc: 5' x 7'5 With two piece suite, built in shower cubicle with wall mounted shower, splashback tiling, central heating radiator and extractor fan.

Bedroom two rear: 9' x 9'3 A second bedroom with central heating radiator and double glazed window to the rear.

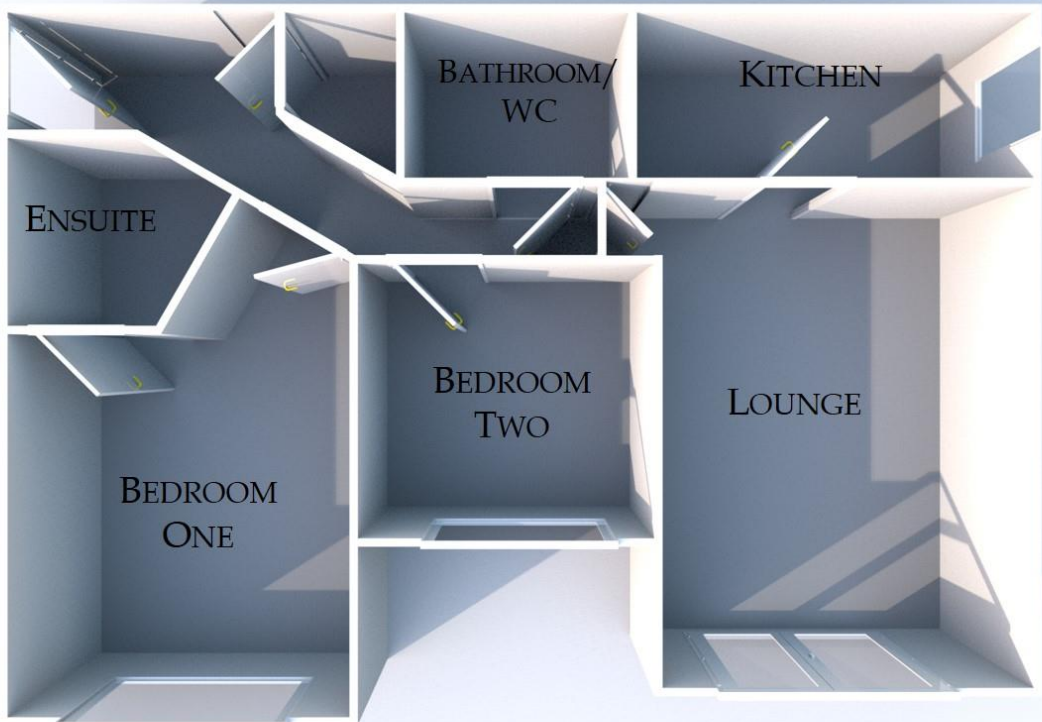




Bathroom/wc: 5'5 x 7'1 With three piece suite in white, wall mounted shower, splashback tiling and laminate splashback, central heating radiator and extractor fan.


Outside: There are communal garden areas and allocated parking space.





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

0161 652 0222
 sales@alistairstevens.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.