

# ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £180,000

7 Thorp View, Royton, Oldham, OL2 5XT

- Detached True Bungalow
- Spacious Lounge
- Fitted Kitchen
- Two Generous Bedrooms
- Wet Room/wc
- Central Heating & Double Glazed
- Garden Areas & Driveway
- Convenient Location
- NO CHAIN INVOLVED
- NOT TO BE MISSED

This detached, true bungalow has living accommodation which comprises briefly of Entrance hall, Lounge, fitted Kitchen, two Bedrooms and Wet room/wc. Outside there are garden areas to the front and rear. The property benefits from the installation of gas fired central heating, double glazed windows throughout and is situated in a quiet and convenient, residential area with easy access to well regarded local schools and amenities, close to Royton centre, excellent public transport links and just a short distance from the North West motorway network. The property is offered for sale with vacant possession and therefore NO CHAIN INVOLVED.

### Accommodation



Entrance: Double glazed front door opening in to the porch with inner door opening in to the entrance hall with central heating radiator, storage cupboard and entrance to loft.

Lounge rear: 15'7 x 10' With central heating radiator, fire surround with electric fire and double glazed window to the rear.



Kitchen front: 14'5 x 7'8 Fitted with a range of built in kitchen units with worksurfaces, stainless steel sink unit, splashback tiling, plumbing for automatic washing machine, central heating radiator and double glazed window to the front.



Bedroom one front: 12'1 x 10'10 With central heating radiator and double glazed window to the front.



Bedroom two rear: 12'3 x 8'8 With central heating radiator and double glazed window to the rear.



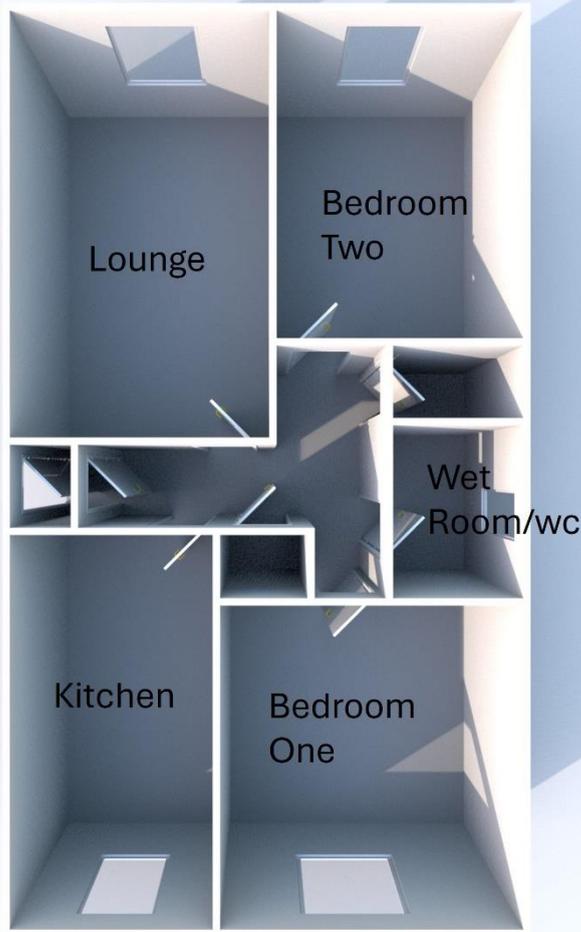


Wet room/wc: 6'5 x 5'5 With wc, sink and electric shower with fully tiled walls, extractor fan, radiator and double glazed window to the side.

Outside: To the rear there is an enclosed garden area with lawn, concrete section and boundary fencing whilst to the front there is a small garden forecourt with lawn and driveway to the side providing off road parking.

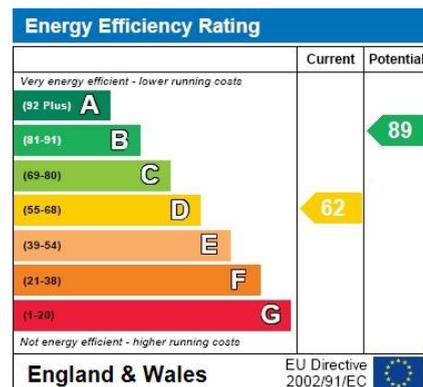


Additional info: Council Tax Band B, Leasehold, 961 years remaining, Ground Rent £25.00



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.