

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £200,000

27 Glen Grove, Royton, Oldham, OL2 5SY

- Traditional End Terrace
- Two Reception Rooms
- Kitchen
- Two Bedrooms
- Bathroom/wc
- Central Heating & Double Glazed
- Detached Garage & Extended Garden
- Popular Location
- NO CHAIN INVOLVED
- EXCELLENT POTENTIAL

This traditional, garden fronted, spacious end terrace has living accommodation that comprises briefly of entrance vestibule, lounge, separate dining/sitting room and kitchen whilst to the first floor there are two bedrooms and bathroom/wc. Outside, there is an enclosed garden to the rear with further large garden beyond and a detached single garage also at the rear. To the front there is a smaller garden forecourt. The property benefits from gas fired central heating & double glazed windows and although requiring some cosmetic updating, offers excellent potential and value. The property is situated in a cul-de-sac location in one of the areas most popular positions with south facing rear garden, easy access to Royton centre & well regarded local schools & amenities, excellent public transport links and just a short distance from the North West motorway network. NO CHAIN.

Accommodation

Entrance: Composite double glazed front door opening into the entrance vestibule with inner door opening into the lounge.

Lounge front: Spacious reception room with central heating radiator, living flame gas fire and surround, coving and double glazed window.



Dining/Sitting room rear: With central heating radiator, under stairs storage cupboard and double glazed window to the rear.





Kitchen rear: With basic kitchen units & work surfaces, integral oven, hob and extractor hood, plumbed for automatic washing machine, splash back tiling, stainless steel sink unit, double glazed window to the rear and door to the side.

First Floor

Landing.

Bedroom one front: With built in wardrobes and bedroom furniture, central heating radiator and double glazed window to the front.



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

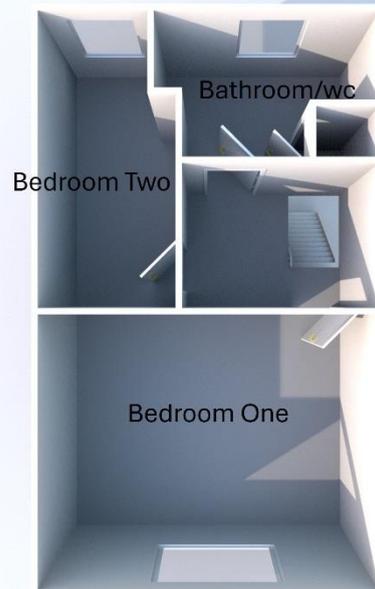
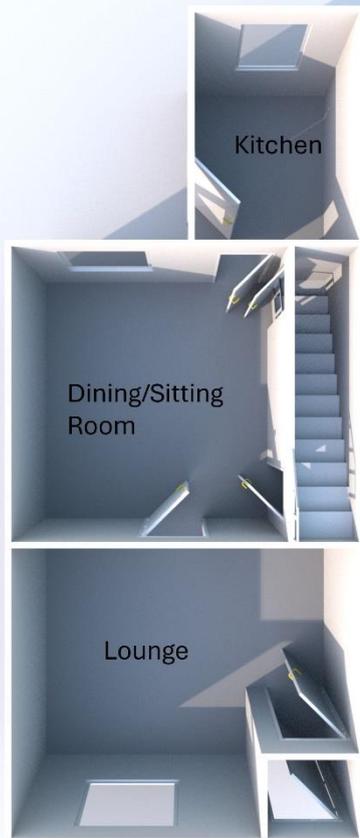


Bathroom/wc: Three piece suite in white, wall mounted shower, fully tiled walls & floor and double glazed window to the rear.



Outside: To the front there is a small garden forecourt with low boundary walls. To the rear there is a private enclosed patio garden with brick built store shed and boundary walls, beyond which there is a large detached garage with power supply and a further garden area extending to the rear with sunny aspect with lawn, shrubs and boundary fencing.





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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			84
(69-80) C		69	
(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.