

80 Royds Street  
Kingsway | OL16 5JS

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## Overview

- Mid-Terraced House
- Two Bedrooms
- Large Lounge
- Fitted Dining Kitchen
- Modern Three-Piece Bathroom
- Popular Yet Convenient Location
- Tastefully Decorated
- Ideal For First-Time Buyers/Investors
- Yard To Rear
- Well Presented
- Close To Amenities



## Two Bedroom Mid-Terraced House In A Popular Yet Convenient Location

Situated in a popular yet convenient location, this mid-terraced house boasts ideal first-time buyer living accommodation whilst also having easy access to excellent local amenities including schools, train station, Metrolink and the motorway network.





Internally, the tastefully decorated property has been well-maintained throughout and offers ideal first-time buyer living accommodation comprising of a large lounge, fitted dining kitchen, two bedrooms and a modern three-piece bathroom. The property also benefits from having gas central heating and upvc double glazing throughout.

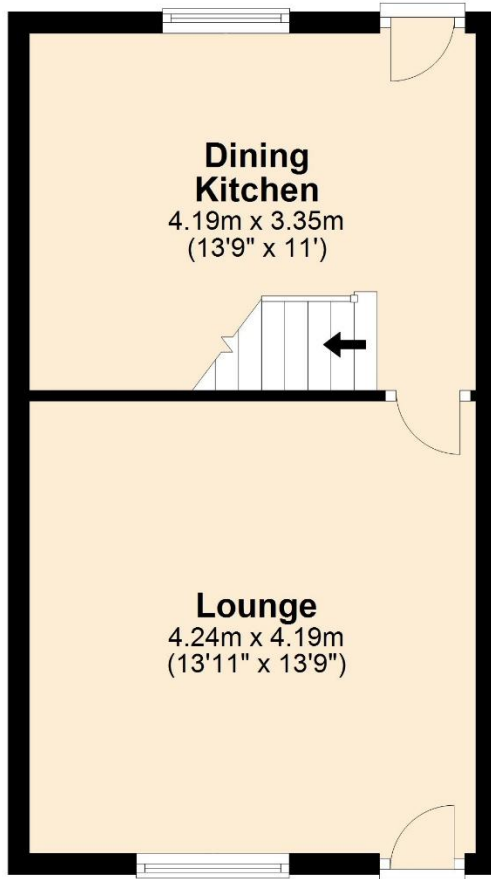


To the rear of the property there is also a private yard.

THIS PROPERTY IS FREEHOLD!

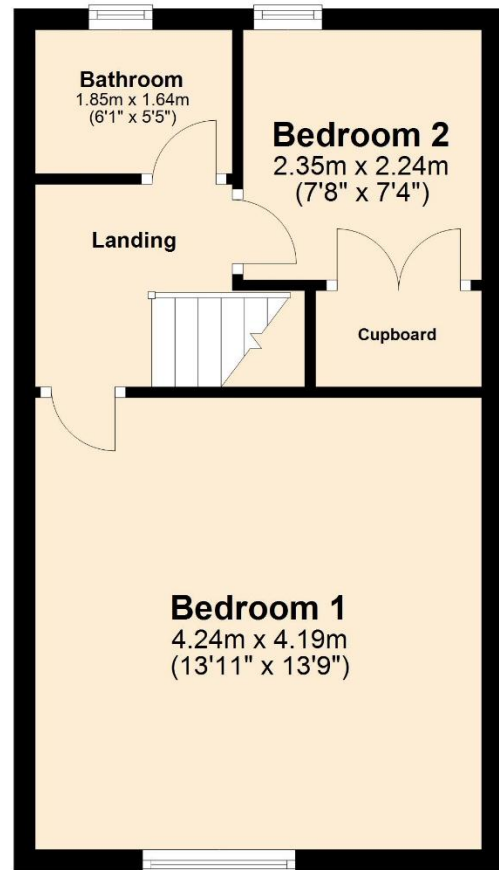
## Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



## First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 64.5 sq. metres (693.9 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".