



85 Springfield Lane

Royton | OL2 6XW

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Overview

- Recently Refurbished
- Extended Mid-town House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- New Three-Piece Bathroom
- Gardens To Front & Rear
- Popular Location
- Ideal Family Home
- No Onward Chain
- Close To Transport Links

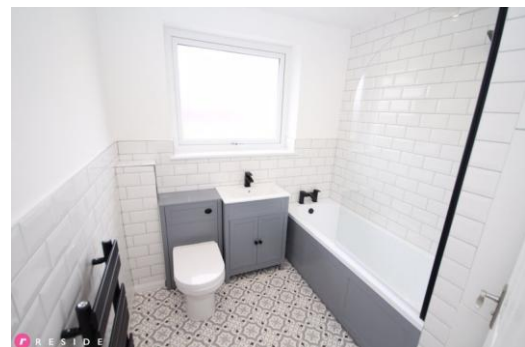


Recently Refurbished Three Bedroom Extended Mid-Town House In A Popular Location

A recently refurbished extended mid-town house situated in a popular yet convenient location on the doorstep of excellent local amenities including Tandle Hills Country Park & Royton Centre whilst being located just off the main Oldham to Rochdale Road and having easy access to local transport links and the motorway network.



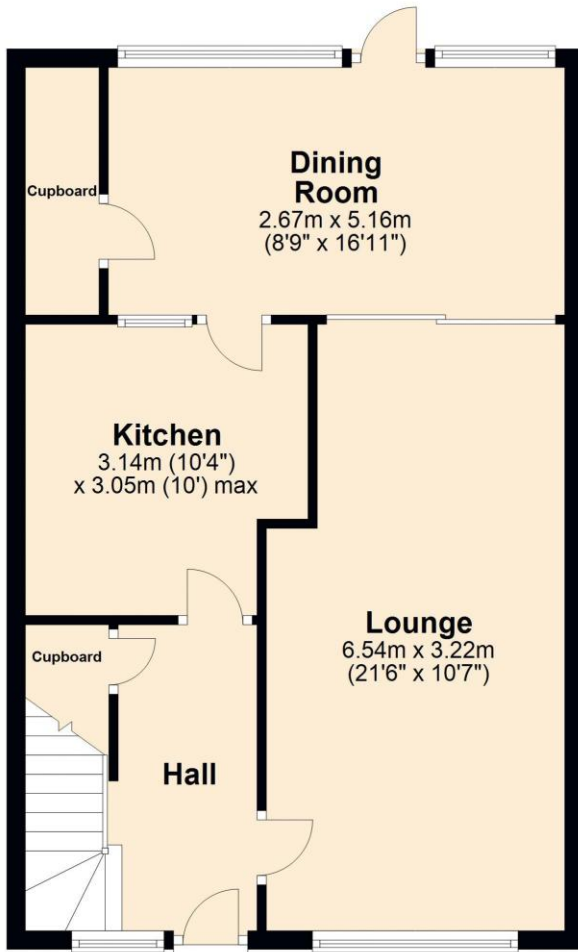
Internally, the property has been updated to a high standard and offers ideal family living accommodation briefly comprising of an entrance hall, two reception rooms, a modern fitted kitchen, three bedrooms and a newly fitted three-piece family bathroom. The property also benefits from having gas central heating and upvc double glazing.



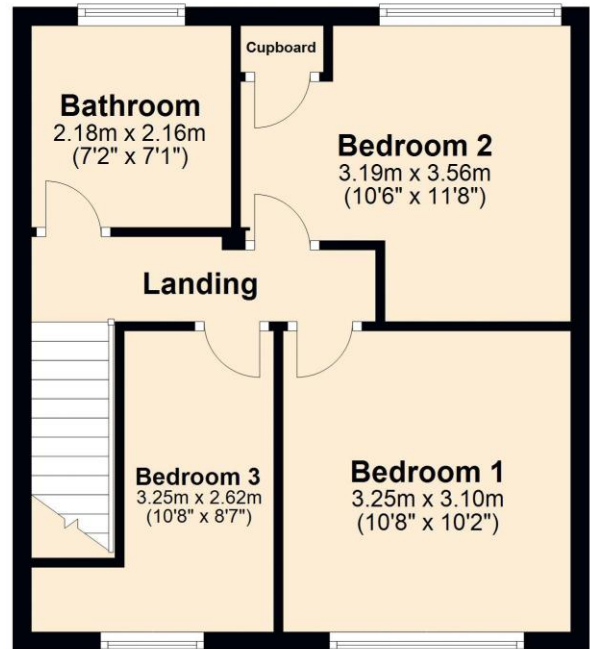
Set well back from the road, the property has a lawn garden to front and a secure garden at the rear with raised decking and a patio area with flower beds.

The property is FREEHOLD!

Ground Floor



First Floor



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".