



27 Water Street, Royton, Oldham, OL2 6LZ
Cash Offers Only £80,000

CASH OFFERS ONLY | STRUCTURAL WORK REQUIRED | FULL MODERNISATION NEEDED | NO CHAIN | The house on Water Street comprises vestibule, hall, lounge, rear lounge, kitchen, two bedrooms and bathroom & WC. There is a forecourt and enclosed yard to rear.

ACCOMMODATION

GROUND FLOOR

VESTIBULE

HALL

FRONT LOUNGE

10'5" x 11'8" (3.19 x 3.56)



KITCHEN

7'6" x 7'4" (2.30 x 2.25)



Single drainer, stainless steel, sink unit. Basic range of wall and base units.

FIRST FLOOR

BEDROOM ONE

14'2" x 11'7" (4.33 x 3.55)



To the front.

REAR LOUNGE

14'3" x 12'4" (4.35 x 3.77)



BEDROOM TWO

8'2" x 9'8" (2.51 x 2.96)



To rear.

BATHROOM & WC

7'6" x 6'9" (2.31 x 2.07)



Three piece white suite.

LANDING

EXTERNALLY



Forecourt and enclosed courtyard to the rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

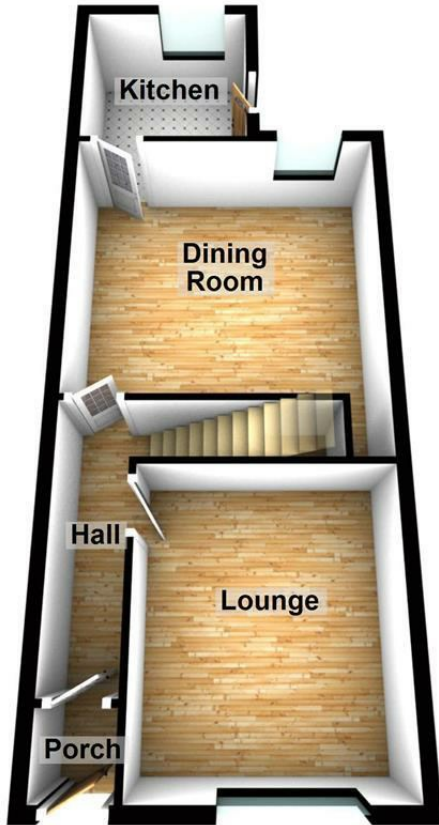
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



Ground Floor



First Floor

