

HUNTERS[®]

HERE TO GET *you* THERE



Clarence Street

Royton, Oldham, OL2 6LR

Price £199,995



- WELL PRESENTED & MAINTAINED
- 3 BEDROOMS
- UPVC DOUBLE GLAZING
- CUL-DE-SAC LOCATION

- MID TOWN HOUSE
- GAS CENTRAL HEATING
- REAR GARDEN
- EPC RATING C

Tel: 0161 669 4833

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Royton, Oldham, OL2 6LR

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Welcome to Clarence Street, Royton, Oldham - a charming townhouse that is sure to capture your heart! This delightful property boasts one reception room, three bedrooms, and a well-appointed bathroom, making it the perfect place to call home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, thanks to the gas central heating that keeps the entire house snug and comfortable. The upvc double glazing not only enhances the property's energy efficiency but also allows natural light to flood in, creating a bright and airy feel throughout.

Outside, you'll find a lovely rear garden, perfect for enjoying a morning cup of tea or hosting summer barbecues with friends and family. Imagine relaxing in this tranquil outdoor space, surrounded by lush greenery and chirping birds - pure bliss!

Located in Royton, this property is not only well presented and maintained but also offers easy access to local amenities, schools, and transport links, ensuring convenience at your doorstep.

Don't miss out on the opportunity to make this charming townhouse your own - book a viewing today and start envisioning the wonderful memories you'll create in this lovely home on Clarence Street!

EPC Rating C

Entrance Hallway

Laminate flooring, radiator, stairs leading to first floor landing.

Lounge

11'5" x 11'1" (3.5m x 3.4m)

Laminate flooring, Upvc double glazed window, radiator.

Kitchen Diner

17'4" x 9'2" (5.3m x 2.8m)

Fitted wall and base units with work surfaces and splashback, Electric oven, gas hob and extractor hood. Radiator, Upvc double glazed window, Upvc French doors leading to rear garden.

Bedroom 1

11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window, radiator.

Bedroom 2

11'1" x 8'10" (3.4m x 2.7m)

Upvc double glazed window, radiator.

Bedroom 3

7'2" x 6'2" (2.2m x 1.9m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over and glass shower screen, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Small garden area to the front with enclosed garden to the rear which is not directly overlooked,

Material Information - Oldham

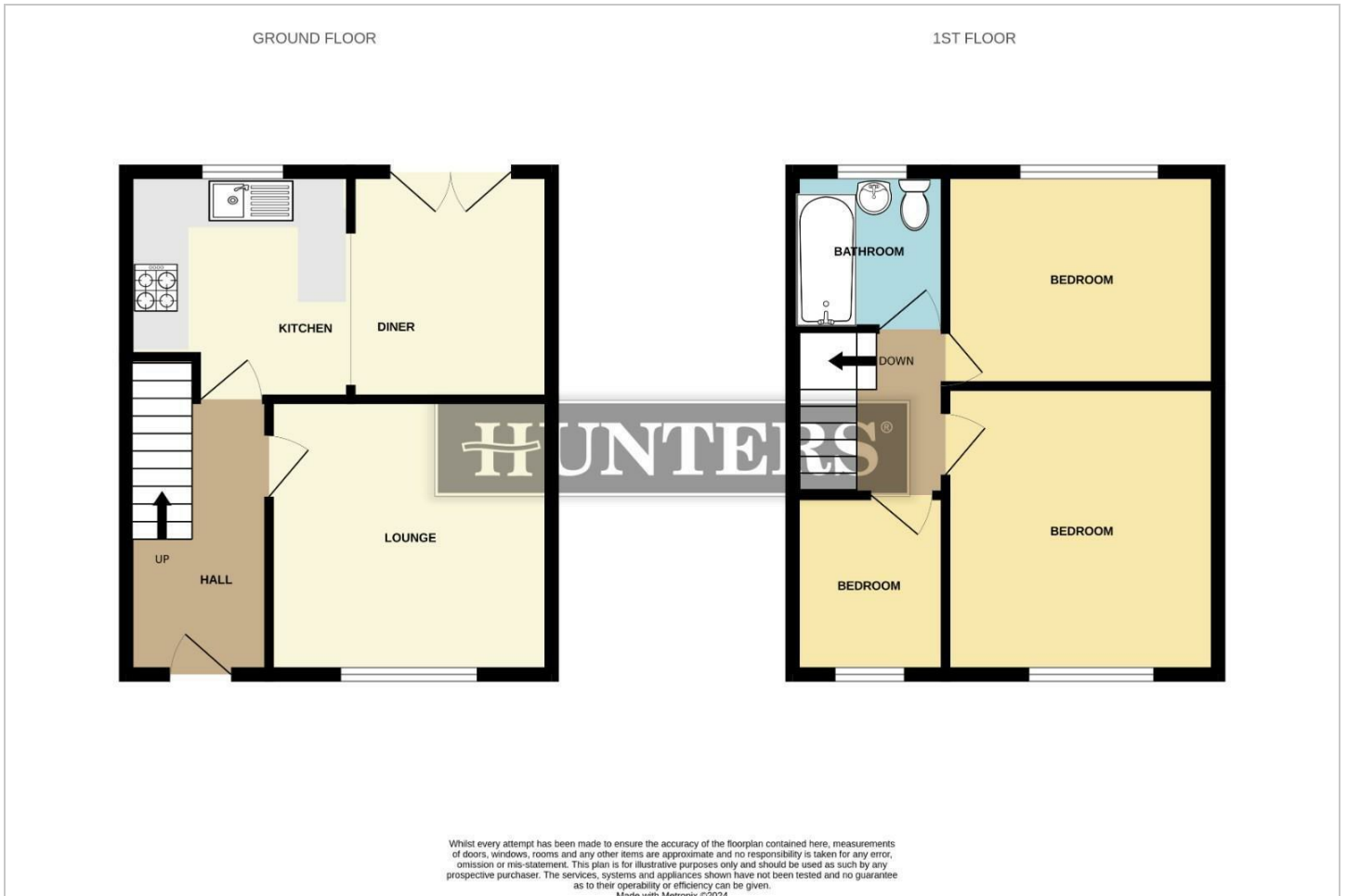
Tenure Type; Leasehold

Leasehold Years remaining on lease; 768

Leasehold Ground Rent Amount; £8.10

Council Tax Banding; B

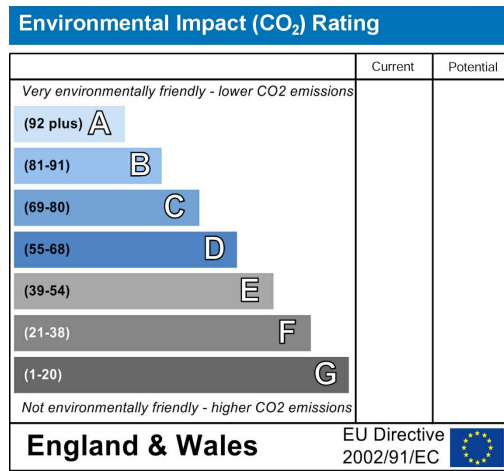
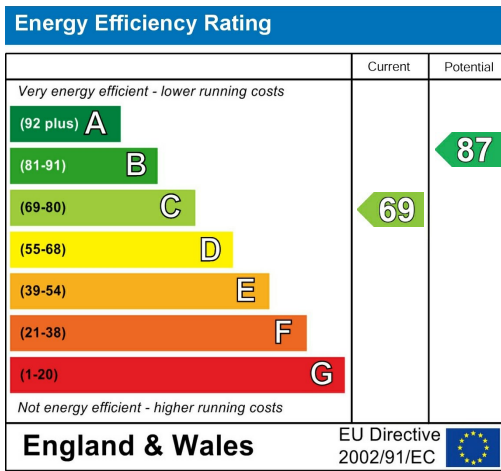
Floorplan







Energy Efficiency Graph

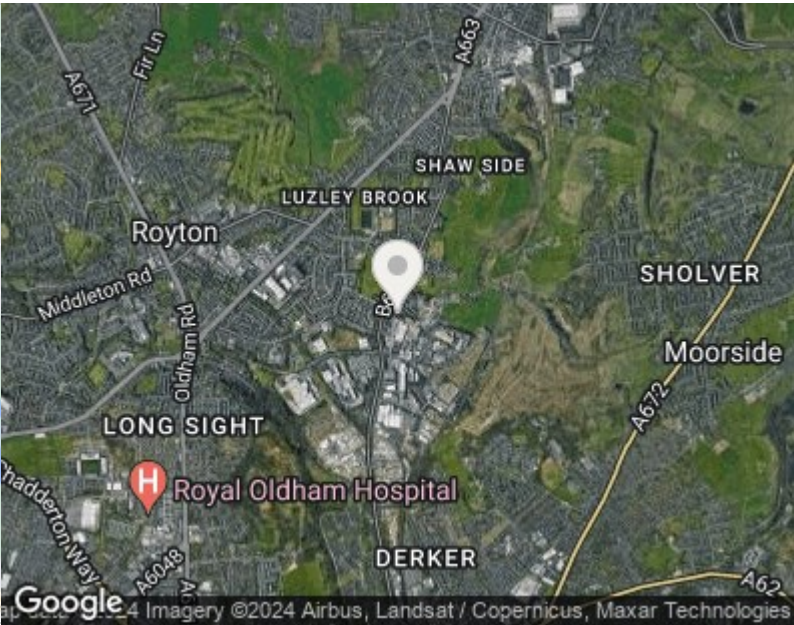
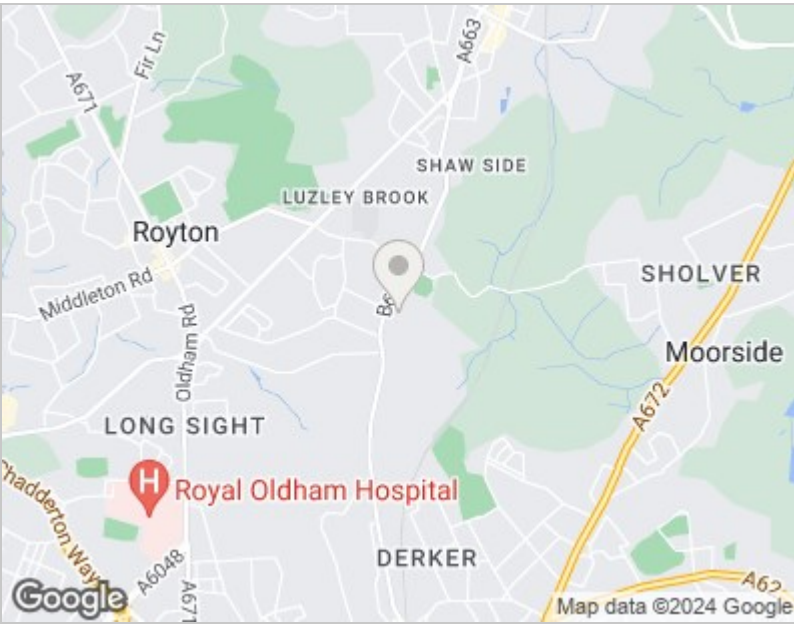


Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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