

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Shaw Road

Royton, Oldham, OL2 6PG

Price £145,000



Council Tax: A





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Royton, Oldham, OL2 6PG

Price £145,000



Welcome to Shaw Road, Royton, Oldham - a convenient location perfect for those seeking their first home or a savvy investment opportunity. This modern mid-terrace house boasts a cosy reception room, fitted kitchen diner, two bedrooms, and shower room.

Step into the heart of the home and discover a fitted kitchen complete with a stylish centre island, perfect for whipping up delicious meals or entertaining guests. The property features gas central heating and UPVC double glazing, ensuring warmth and energy efficiency all year round.

Conveniently situated, this property offers easy access to local amenities, schools, and transport links, making daily life a breeze. Whether you're looking to take your first step onto the property ladder or expand your investment portfolio, this terraced house on Shaw Road is a fantastic opportunity not to be missed. EPC Rating D - No Chain

## Vestibule Entrance

Upvc entrance door

## Lounge

12'10" x 13'5" (3.9 x 4.1)

Gas fire with feature surround, laminate flooring, Upvc double glazed window, radiator.

## Kitchen Diner

13'5" x 14'1" (4.1 x 4.3)

Modern fitted wall and base units with work surfaces and splashback. Centre Island with breakfast bar. Range oven, Upvc double glazed window, radiator. Stairs leading to first floor landing. Upvc door to rear,

## Bedroom 1

12'10" x 13'5" (3.9 x 4.1)

Front aspect, Upvc double glazed window, radiator.

## Bedroom 2

6'7" x 14'1" (2.01 x 4.29)

Rear aspect, Upvc double glazed window radiator.

## Shower Room

Tiled shower enclosure, low level wc and vanity wash hand basin. Wall and floor tiles, Upvc double glazed window, heated towel rail.

## Externally

Small forecourt to front with enclosed garden to rear with patio area and composite shed.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 859

Leasehold Ground Rent Amount, £1.13

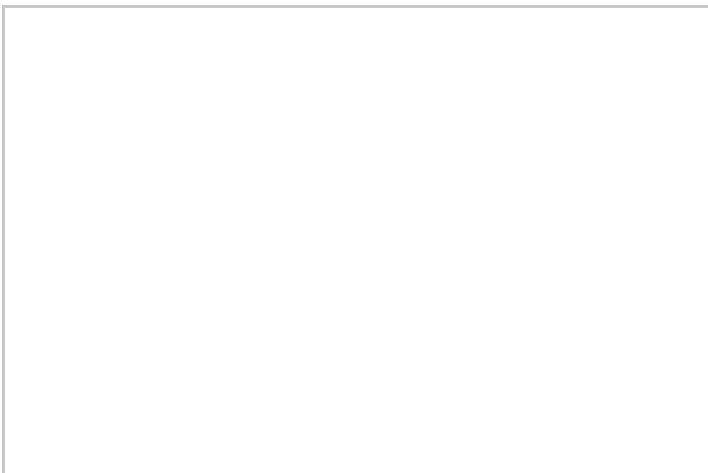
## Material Information - Oldham

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Council Tax Banding; A





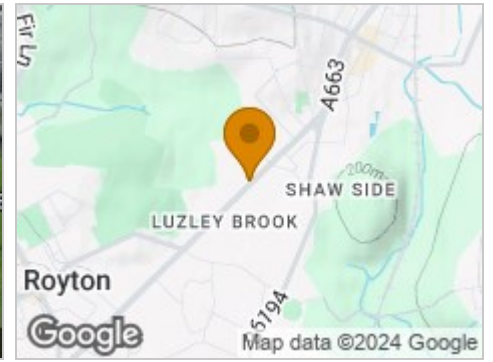
## Road Map



## Hybrid Map



## Terrain Map



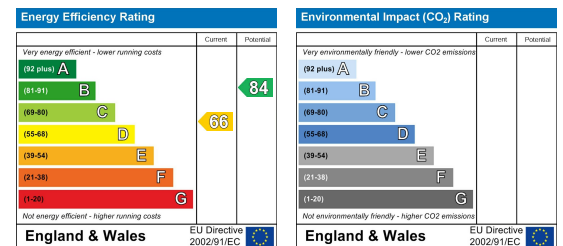
## Floor Plan



## 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.

## Energy Efficiency Graph



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.