





9 Cemetery Road, Royton OL2 5SP

£275,000

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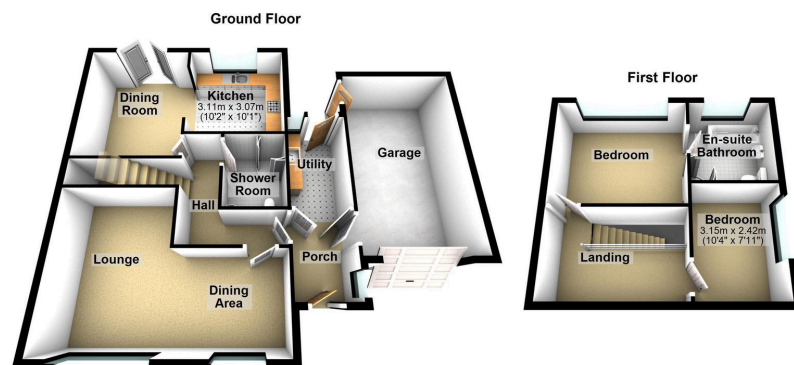



- Semi Detached
- Two Bedrooms (Master with Ensuite)
- Two Reception Rooms
- Superb Condition
- Spacious Throughout
- Close To Royton Centre
- EPC - tbc





This is a beautiful two bedroom, two reception room semi-detached home situated on Cemetery Road, just off Rochdale Road and is therefore conveniently located for local schools, amenities and Royton centre as well as being close Tandle Hill Country Park. Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion the property would suit an array of buyers due to the spacious living the property offers. Having been meticulously maintained by the current owner the property really is in move in condition. The ample living space comprises porch (with access to the integral garage and utility room), L shaped hallway, good size open plan lounge/diner, modern shower room and open plan kitchen/dining with patio doors to the garden. Upstairs you will find a good size landing with numerous fitted cupboards providing great storage, two double bedrooms with the master having a four piece modern ensuite and both having fitted wardrobes. Viewing is highly re



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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