



## 9 Baldwins Close

Royton, Oldham, OL2 5FG

**£1,300 PCM**



Cousins estate agents are pleased to offer to the rental market this charming semi-detached house located at 9 Baldwins Close in the desirable area of Royton, Oldham. This modern property boasts a well-thought-out layout, making it an ideal family home.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three generously sized bedrooms, including a master suite complete with an en-suite bathroom, providing a private retreat for the homeowners.

The property also includes a convenient downstairs w/c, enhancing the practicality of the living space. The modern design throughout the house ensures that it meets the needs of contemporary living, with stylish finishes and ample natural light.

Situated in the sought-after Royton area, this home benefits from a friendly community and is close to local amenities, schools, and parks, making it an excellent choice for families

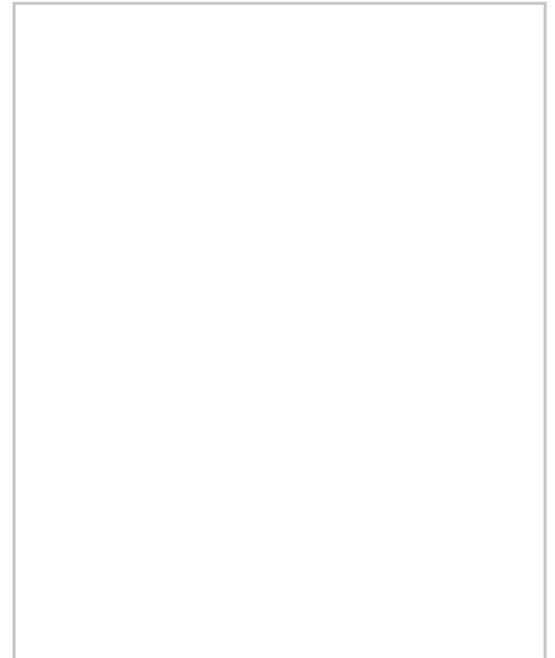


LOUNGE  
 KITCHEN/DINER  
 DOWNSTAIRS W/C  
 BEDROOM ONE  
 BEDROOM TWO  
 BEDROOM THREE  
 BATHROOM

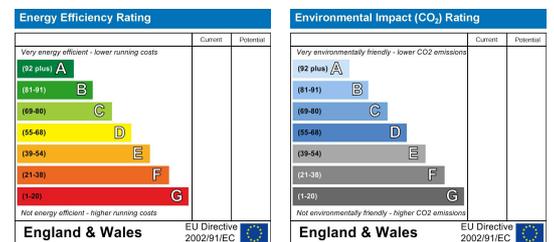
## Area Map



## Floor Plans



## Energy Efficiency Graph



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