






623 Rochdale Road, Royton OL2 5UT

Guide Price £210,000

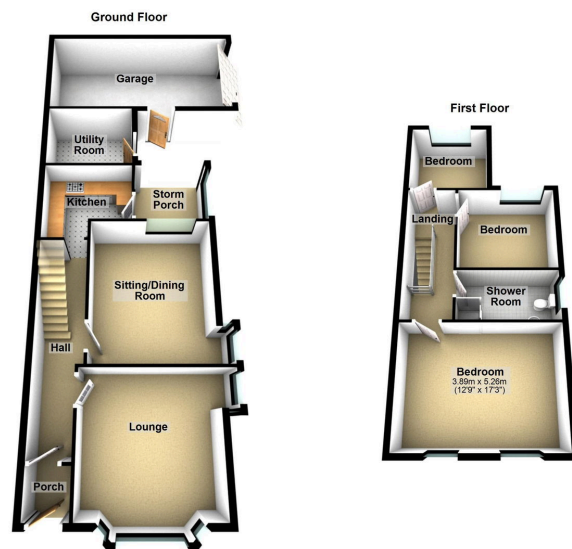
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- End Victorian Terrace
- Three Bedrooms
- Two Reception Rooms
- Popular Location
- No Chain - Vacant Possession
- For Sale By Modern Method Of Auction - T&C's apply
- Subject To An Undisclosed Reserve Price
- EPC - D



This is a very impressive and substantial end property of traditional brick and slate roof construction in a pleasing position at the junction of Rochdale Road and Tandle Hill Road and with vacant possession. For Sale by Modern Method of Auction with a starting bid of £210,000 plus reservation fee the property offers excellent potential to make this a superb family home. Inside the ample living space comprises, to the ground floor, porch, hallway, lounge with bay window, separate sitting/ dining room and kitchen. Off the first floor landing there are three bedrooms (two doubles and a good size single) and a modern shower room. Outside there are low maintenance gardens with external access to a utility room and a single garage. Viewing is recommended to appreciate the size and potential this family home offers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688