



320 Rochdale Road, Royton

Offers Over £190,000 Leasehold

TWO EXCELLENT DOUBLE BEDROOMS • MODERN BATHROOM AND KITCHEN • CLOSE TO LOCAL SHOPS AND AMENITIES •
LARGE OCCASIONAL LOFT ROOM • FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS •
IMMACULATE THROUGHOUT • EXTERNAL VIEWS OVER DOGFORD PARK



This beautifully presented two-bedroom mid-terraced home offers an exceptional opportunity for first-time buyers or buy-to-let investors seeking an immaculate property in a fantastic location. This brilliant home is conveniently positioned nearby local shops and amenities, boasting excellent practicality.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

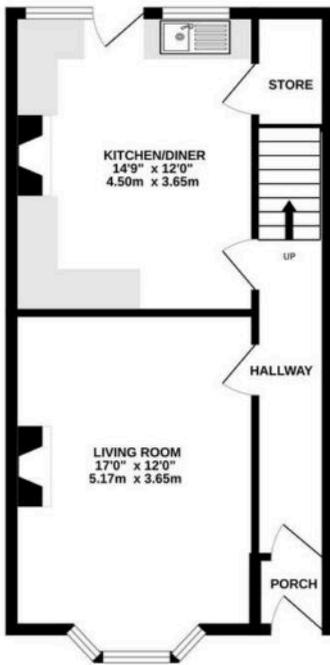
EPC Environmental Impact Rating: D



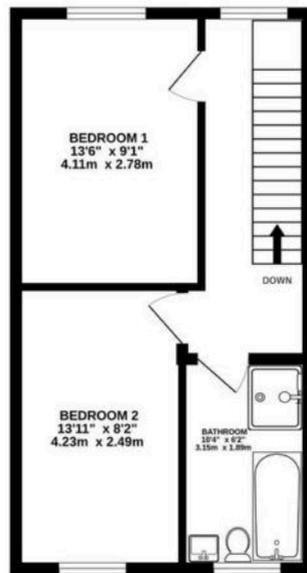
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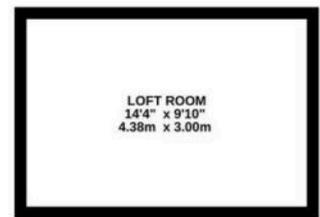
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

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Upon entering the property, you are greeted by a welcoming porch area, leading into a lovely entrance hall, offering access to both the kitchen diner and the living room. Positioned to the front of the property, the living room is adorned with natural light, entering via the deep bay window. To the rear, the kitchen is equally impressive, with high-quality units, integrated appliances, and plenty of workspace for those who enjoy cooking at home. Adjacent to the kitchen, there is an additional storage area, currently used as a utility/store area by the current vendors, boasting plentiful storage.

To the first floor, the property boasts two well-appointed double bedrooms, each providing ample space for relaxation and storage, making it ideal for a range of lifestyles and needs. Positioned at the foot of the landing, the modern bathroom is finished to a high standard, featuring contemporary fittings and a sleek design that adds a touch of luxury to every-day living. The bathroom is currently comprised of a modern four-piece fitted suite, comprising of a walk-in shower, a free-standing bath, a W/C and a wash-hand basin. Additionally, the property benefits from a large occasional loft room, offering versatile potential as a home office, or additional storage space.

To the rear of the property, there is a good-sized yard area, boasting a generously sized out-house, with a supply off electricity, again offering additional storage space. There are attractive external views over the rear of the property, overlooking Dogford Park, which can be accessed via the rear gate in the yard.

Throughout the house, the décor is tasteful and neutral, boasting a fabulous turn-key condition. With its combination of modern features, generous room sizes, and pristine condition, this home presents a fantastic prospect for those looking to step onto the property ladder or expand their investment portfolio.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



