
Situated in the popular residential area of Royton, this well-presented two-bedroom top floor apartment offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike. Royton is a sought-after location, benefiting from a range of local shops, supermarkets, cafés, schools and leisure facilities, while also offering excellent transport links to Oldham, Rochdale and Manchester, making it ideal for commuters.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. The top floor position provides a pleasant outlook and added privacy, creating a comfortable and peaceful living environment.

Offering low-maintenance living in a convenient location, this apartment represents a fantastic purchase for those looking to step onto the property ladder or expand their investment portfolio. Early viewing is highly recommended.

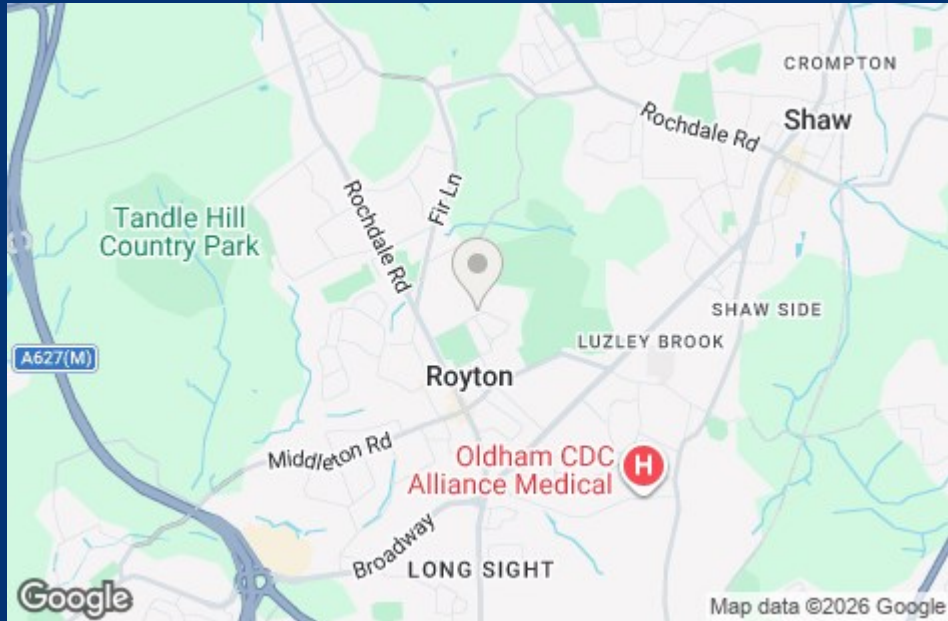
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46

ELMSTONE DRIVE, ROYTON, OLDHAM, OL2 6DH





Accommodation and Amenities

Entrance Hallway

Storage cupboard and radiator

Lounge

Upvc door with double glazed side lights opening onto a Juliette balcony, two radiators and a side facing upvc double glazed window.

Kitchen

Range of wall and base units with complimentary worktops and splashback tiling. One and a half bowl stainless steel sink unit with monotap and washing machine. Inset single oven, four ring gas hob and extractor fan. Integrated fridge and freezer. Side facing upvc double glazed window.

Bedroom One

Side facing upvc double glazed window and radiator.

Bedroom Two

Side facing upvc double glazed window and radiator

Bathroom

Three piece suite in white comprising, panelled bath with glass screen, wc and basin. Fully tiled walls, extractor fan and radiator.





Terms

LEASEHOLD

PRICE: £130,000

Disclaimer

Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

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582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk