



 RESIDE

31 Cemetery Road | Royton | Oldham OL2 5SW

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Royton | OL2 5SW

Step inside this delightful four-bedroom family home and discover why it is one of our favourite properties and a must-see. Substantially extended and significantly improved, the property offers spacious, modern family living in a highly desirable location.

Ready to move straight into, the ground floor welcomes you with a generous entrance hall featuring a striking oak and steel staircase. The large lounge and dining area is filled with natural light, with patio doors offering picturesque garden views and direct access to the lower patio—perfect for both everyday living and entertaining.

leading to an integral garage fitted with electric roller door. To the rear is a private, low-maintenance enclosed garden, not overlooked, featuring two paved patio areas, artificial lawn, a summer house, and a small garden shed—ideal for relaxing and outdoor entertaining.



The superb, high-specification kitchen boasts an excellent range of stylish units complemented by elegant marble worktops, with a useful utility room and separate WC located just off the kitchen.

To the first floor are four generously sized, fully fitted bedrooms, along with a dedicated office space. The modern family bathroom is beautifully appointed, featuring both a bath and a separate shower cubicle.

Externally, the property benefits from off-road parking to the front with a driveway and adjacent garden,

Cemetery Road is situated in a highly sought-after area of Royton, within walking distance of the town centre and its excellent range of shops, amenities, cafés, bars, and restaurants. Tandle Hills Country Park and surrounding countryside are also close by, with several well-regarded primary and secondary schools within easy reach.

Ideally positioned approximately halfway between Oldham and Rochdale, the property enjoys excellent transport links to Manchester and convenient access to the M60 and M62 motorway networks.

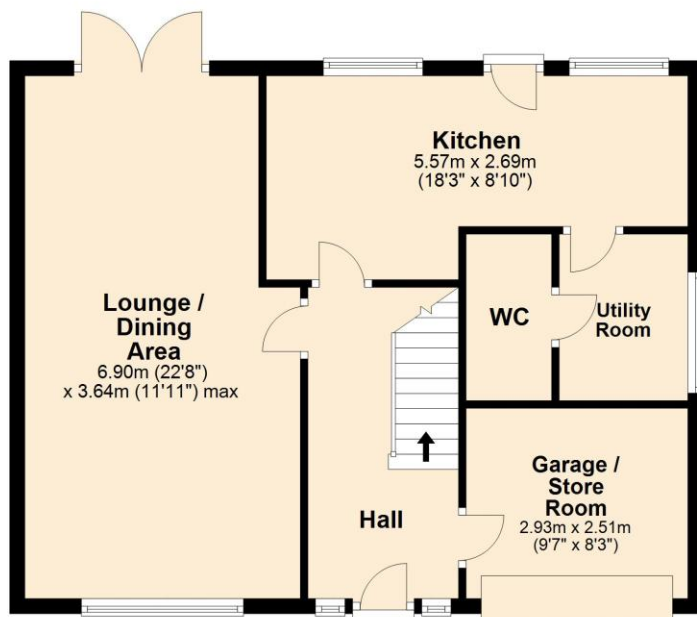




To view this property call Reside on **01706 356633**

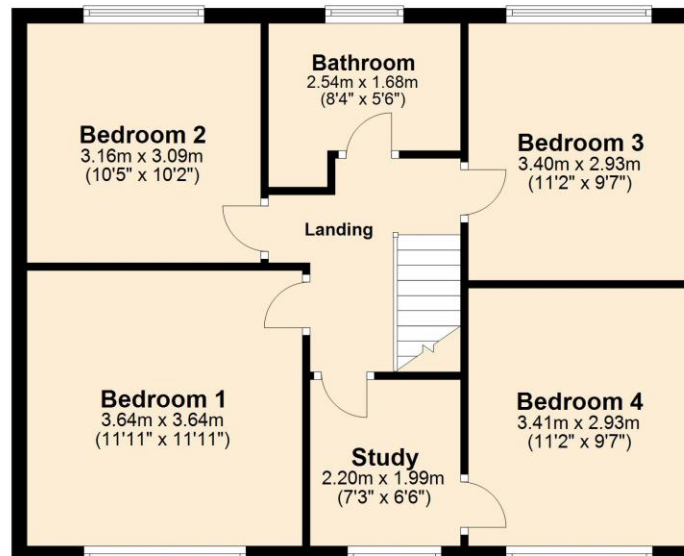
Ground Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



First Floor

Approx. 60.5 sq. metres (650.9 sq. feet)



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".