



31 Cemetery Road | Royton | Oldham OL2 5SW

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# 31 Cemetery Road

## 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.

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.

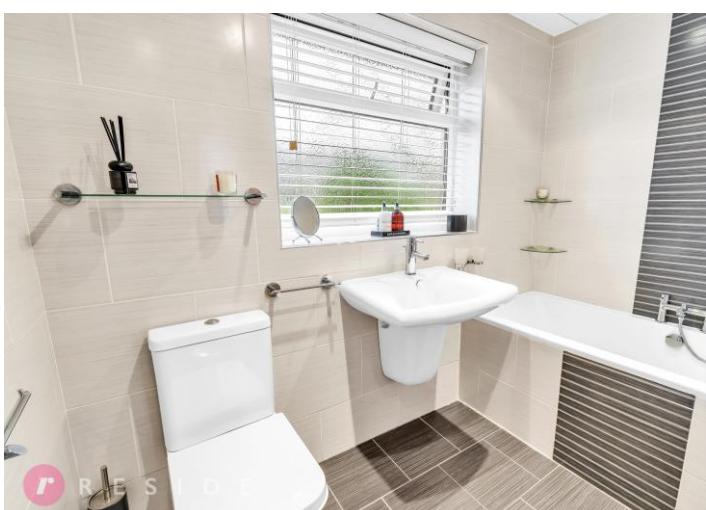
Externally, the property benefits from off-road parking to the front with a driveway and adjacent garden,

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.

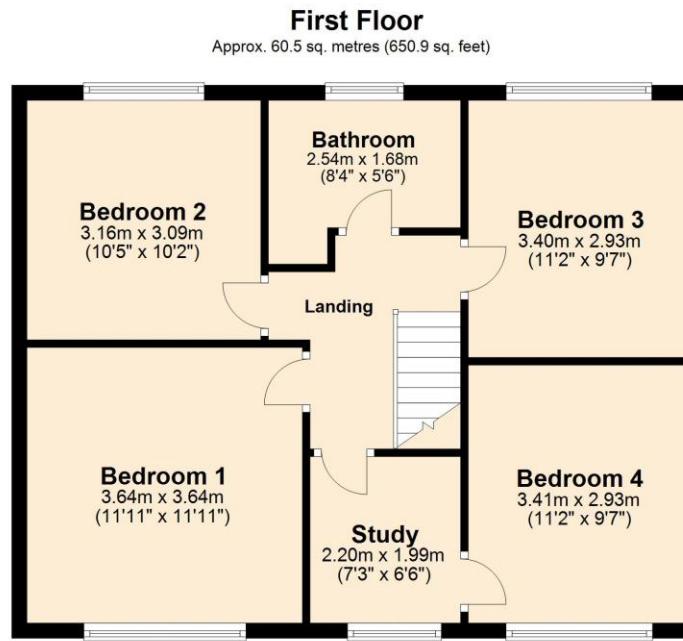
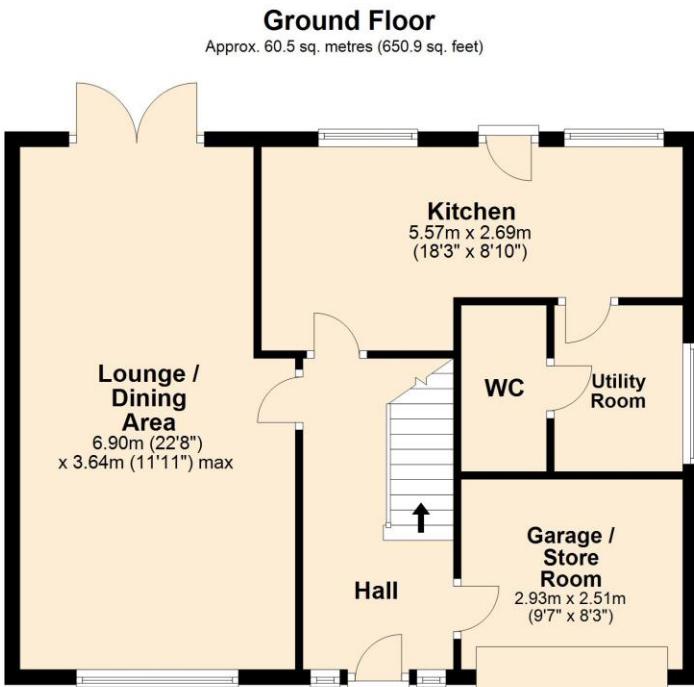
Cemetery Road is situated in a highly sought-after area of Royton, within walking distance of the town centre and its excellent range of shops, amenities, cafés, bars, and restaurants. Tandle Hills Country Park and surrounding countryside are also close by, with several well-regarded primary and secondary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



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