






3 Angela Avenue, Royton, Oldham, OL2 6AQ

£229,950

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- No Chain
- Two Double Bedrooms
- Three Reception Rooms
- Private Rear Garden & Garage
- Semi Detached
- Two Bathrooms
- Close To Royton
- EPC: D

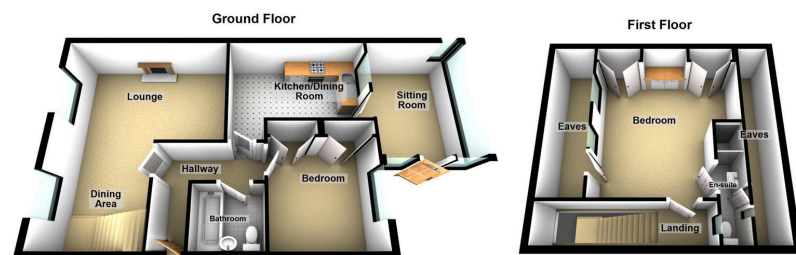


NO CHAIN.

Offered for sale is this delightful two bedroom semi detached home.

Accommodation comprising: Entrance hallway, lounge, dining area, kitchen, sitting room/orangery, ground floor bedroom and a bathroom. To the first floor there is a large double bedroom with fitted wardrobes and an En-suite shower room. Externally there is an enclosed rear garden with a useful store room. To the front is a paved garden and access to a private garage in a nearby block. Over 1138 sq ft of living space offered in good condition throughout.uPVC double glazing throughout and a combination boiler for cost effective heating.

Contact us today to arrange a viewing on this lovely home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

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