



37 Verney Road, Royton OL2 6AZ

Offers In Region Of £195,000

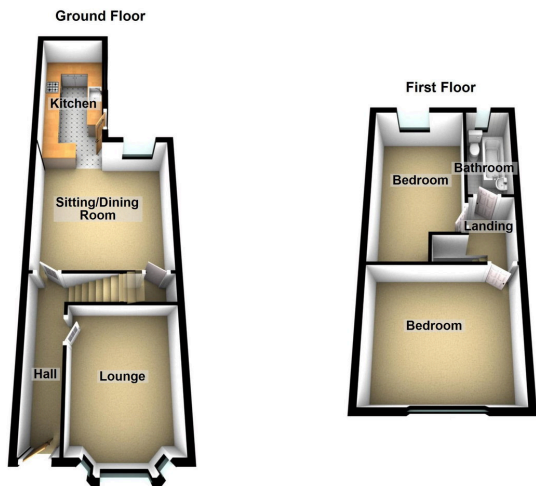
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- Traditional Mid Terraced Property
- Two Reception Rooms
- Move In Condition
- EPC - E - This rating was done prior to the buyers renovations and does not reflect the current condition of the property
- Two Double Bedrooms
- Fully Renovated
- Ideal FTB or Young Family Home



Offered for sale with NO CHAIN therefore VACANT POSSESSION on completion is this beautiful traditional two bedroom, two reception room mid terraced property. Having just been fully renovated throughout the property is in move in condition and is ideally suited to those looking for their first home or the young family and is conveniently located within walking distance of Oldham Hospital and transport links plus local amenities are only a short distance away. Internally the ample living space comprises entrance hallway, lounge with bay window, separate sitting/dining room and beautiful modern kitchen with integrated washing machine, fridge freezer and dishwasher. Off the first floor landing there are two double bedrooms and a modern family bathroom. Outside there is a paved forecourt garden whilst to the rear an enclosed low maintenance garden paved in India Stone. Internal viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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