



## Brook Street, Royton, OL2 5PN Offers In Excess Of £140,000

A Two-Bedroom Mid-Terrace Property in Royton – An Excellent Investment or First Time Buyer Opportunity!

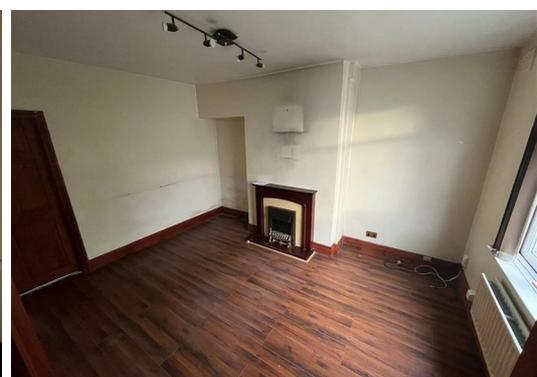
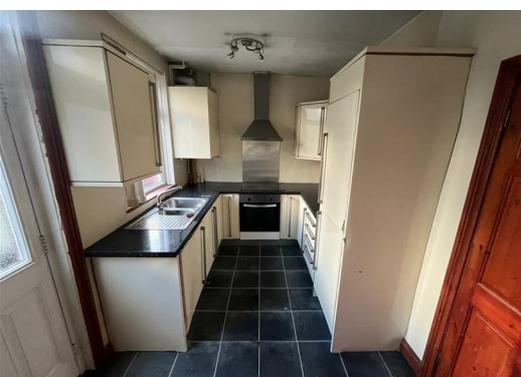
This two-bedroom mid-terrace home is situated in a convenient location, within walking distance of Royton Town Centre and its excellent range of shops, amenities, bars, cafes and restaurants, the property also benefits from being within easy reach of Royton Park, Tandle Hill Country Park and the picturesque local countryside for the avid walkers. The property is situated just approximately 2 miles from Oldham town centre and approximately 3.5 miles from Rochdale town centre, whilst Manchester city centre is approximately 8.5 miles away for commuters. Benefiting from public transport links to Oldham, Rochdale and Manchester, this property offers enormous potential for those looking to modernise and add value.

Internally, the accommodation comprises: hallway, spacious lounge, kitchen/diner with a storage cupboard and ample space for dining, two good-sized bedrooms, and a three-piece bathroom suite with a shower over the bath and a heated towel rail.

Externally, the property features a small garden area to the front, while to the rear, there is an enclosed paved yard offering private outdoor space. The property benefits from gas central heating and pvc double glazing.

Requiring modernisation throughout, this property presents a fantastic opportunity to create a beautiful home or a lucrative rental investment.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment!



### Kitchen/Diner

14'5" x 7'6" (4.40 x 2.30)

### Lounge

11'5" x 13'9" (3.50 x 4.20)

### Bedroom 1

8'2" x 10'2" (2.50 x 3.10)

### Bedroom 2

14'5" x 11'5" (4.40 x 3.50)

### Bathroom

5'10" x 5'10" (1.80 x 1.80)

### Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure:

Leasehold

Possession:

Vacant possession upon completion

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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