



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Prestbury Drive, Royton, Oldham
- Superbly Presented Mid-Terrace Home
- Fantastic Landscaped Rear Garden
- Modern Kitchen & Wetroom
- 2 Good Size Bedrooms
- Perfect First Home or Buy-to-Let Home
- Walking Distance to The Royal Oldham Hospital
- Close To Motorway Connections

12, Prestbury Drive, Oldham, OL1 2NU

**£130,000**  
Offers Over



# 12, Prestbury Drive, Oldham, OL1 2NU

\*\*\* NEW \*\*\* - BEAUTIFULLY PRESENTED, 2 BEDROOM HOME WITH GREAT GARDENS FRONT & REAR - Superbly Convenient Location, Lovely Modern Kitchen & Wetroom, Well-Maintained Throughout - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Prestubury Drive, Royton, Oldham, is a gorgeous, 2 bedroom home with lovely modern decor throughout, including a modern Dining Kitchen & Wetroom too. Externally too, great gardens to front & rear offers excellent door space and the property itself, sits in an ideally convenient location close to a range of transport links and amenities. A perfect first home or buy-to-let investment, this property has so much to recommend it that VIEWING IN PERSON IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Porch, Entrance Hall, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and Family Bathroom. Externally, to both front and rear, are lovely gardens providing valuable outdoor space too.

Situated in a great position, the property is within walking distance of the Royal Oldham Hospital and has motorway links, public transport connections and commuter routes all nearby, together with a range of shopping options and of course, Oldham Town Centre is also easily reached.

\* 2 Bedroom, BEAUTIFULLY PRESENTED Home \* Superb Gardens \* Super-Convenient Location \* Modern Kitchen & Bathroom \* VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!

Porch

Hall

Lounge 14'9" x 11'5"

Kitchen/Dining Room 9'2" x 14'5"

Under Stairs Store

Landing

Bedroom 1 11'5" x 14'8"

Bedroom 2 10'4" x 8'2"

Wet Room 7'2" x 5'11"

Front Garden

Rear Garden with Decking

Agents Notes

Disclaimer

