



653 Rochdale Road, Royton

£259,950

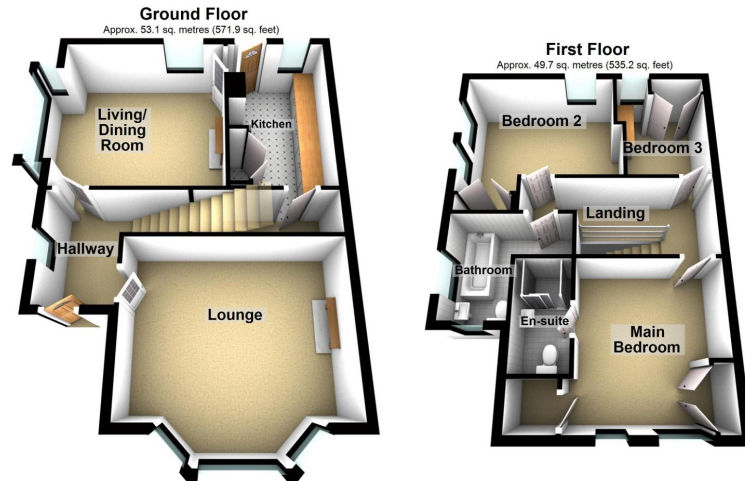
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- No Chain
- Tandle Hill Location
- South West Facing Garden
- Great Location
- Character Semi Detached
- Two Large Reception Rooms
- En Suite
- EPC: D



NO CHAIN. Offered for sale is this character three bedroom semi detached family home located on the cusp of Tandle Hill Country Park. Bags of potential to update this lovely home. Accommodation comprising: Entrance hallway, lounge, living/ dining room and a kitchen. To the first floor there are three bedrooms, master En-suite and a family size bathroom. Externally there is a private garden area with rear access. Easy access to motorway networks from both directions. Local shops within easy reach as is Royton town centre. Call us today to arrange a viewing.



Total area: approx. 102.9 sq. metres (1107.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

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