



**63 Penryn Avenue
Oldham, OL2 6JJ**

Lovely 2 bedroom semi detached property complete with 2 reception rooms. Internally this well presented home comprises; Entrance porch, lounge, fitted kitchen and conservatory to the ground floor with two bedrooms and bathroom to the first floor. Externally this property has a driveway and garden to the front and a garden to the rear with a patio and a summer house. Situated in a popular area of Royton, this home gives easy access to shops, up and coming bars and restaurants, schools, and the motorway network.



2 double bedrooms

Fitted kitchen

Gardens front and rear

Fitted bathroom

Conservatory

Entrance porch

Driveway

Summer house

£172,500

Entrance porch 2' 11" x 3' 11" (0.89m x 1.20m)

PVC door and window to the side. Glazed door to the lounge

Lounge 13' 5" x 14' 0" (4.10m x 4.26m)

Lounge with feature fireplace. Stairs to the first floor accommodation.

Kitchen 7' 11" x 13' 11" (2.42m x 4.25m)

Shaker style base and wall cabinets with integrated oven, hob, and extractor fan. Plumbed for an automatic washing machine. Space for an American style fridge freezer. French doors to the conservatory.

Conservatory 9' 7" x 13' 5" (2.91m x 4.09m)

upvc construction to the sides and roof. French doors to the garden and side door to the patio. Radiator and light.

Bedroom 1 11' 8" x 14' 1" (3.55m x 4.28m)

Double bedroom with fitted wardrobes and dressing table.

Bedroom 2 9' 11" x 8' 2" (3.01m x 2.50m)

second double bedroom to the rear elevation.

Bathroom 6' 10" x 5' 6" (2.08m x 1.67m)

Fitted with a panel bath with shower above and glass screen. Vanity wash hand basin and low level w/c

Front garden

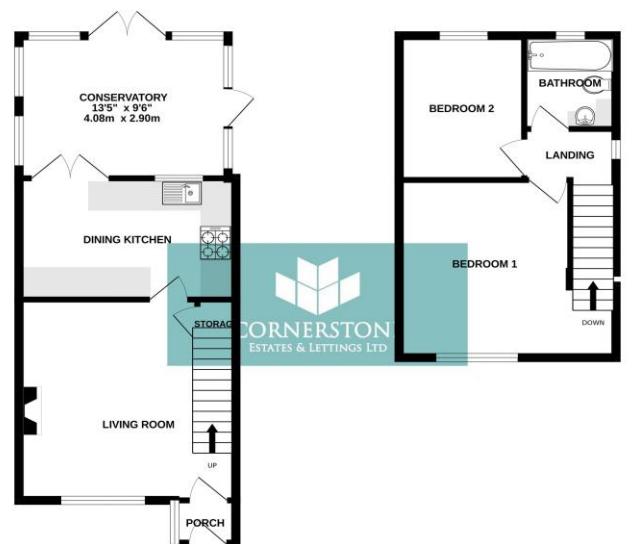
Block paved driveway and artificial lawn.

Rear Garden

Patio to the side of the building which extends to the rear with a timber built summer house. Lawn and planted areas to the other side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. All dimensions given are to the internal face of the walls and partitions unless otherwise stated. No liability is accepted for any error or omission.

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