



Moorwood Court, 26 Carrbrook Drive, Royton, Oldham, OL2 6DD
£95,000

Ground Floor APARTMENT | NO CHAIN | IDEAL FIRST PURCHASE | MODERN KITCHEN & SHOWER ROOM | ONE BEDROOM | The apartment in Moorwood Court, Carrbrook Drive comprises of an entrance hall, lounge, kitchen, one bedroom and shower room. There is allocated parking. Located close to both the Royton & Oldham Town Centres.

ACCOMMODATION

COMMUNAL ENTRANCE

HALL

LOUNGE

12'8" x 12'4" (3.878 x 3.77)



KITCHEN

9'6" x 6'8" (2.91 x 2.04)



Single drainer, stainless steel, sink unit. Electric oven, hob and extractor. A range of wall and base units with worktops and splash back tiling.

BEDROOM ONE

9'10" x 10'5" (3.02 x 3.18)



SHOWER ROOM

6'5" x 5'6" (1.98 x 1.68)



Walk in shower cubicle, two piece white suite, fully tiled.

EXTERNALLY

Allocated parking and communal areas to the side and rear.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

Wild & Griffiths themselves and the vendors/lessors of this property give notice that these particulars have been prepared in good faith having regard to the property misdescriptions act (1991). Measurements are intended for descriptive purposes only and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.



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