



17 Bullcote Green, Royton, Oldham, OL2 6NJ

£170,000

- Semi Detached
- 2 Double Bedrooms
- Open Plan Living Room
- Conservatory
- Driveway for 2 Cars

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Located in a popular residential location of Heyside with stunning views, close to Heyside Cricket Club. The property is situated in a small cul-de-sac surrounded by other similar properties in a very popular location. The property comprises entrance porch, lounge, fitted kitchen/dinner & conservatory. The first floor provides two bedrooms and a family bathroom. Externally there is a driveway and a rear garden. Viewing recommended. Don't delay, call Reloc8 today! Phone lines open 7 days a week, 8am - 8pm.



Council Tax Band: B



Porch

Upvc double glazed entrance door with tiled flooring.

Living Room

Grey fitted carpets, open plan stairs leading to first floor white fireplace with electric fire.

Kitchen/Dinner

Dark oak fitted kitchen, built in oven & hob, tiled flooring, window looking into the conservatory and door leading to the conservatory.

Conservatory

Good size conservatory with heating patio doors leading to the back garden.

Stairs

Stairs leading from the living room to the landing, grey fitted carpet.

Master Bedroom

Double bedroom with grey fitted carpet fitted drawers and wardrobes.

Bedroom 2

Double bedroom with grey fitted carpet window looking out to the back of the property.

Bathroom

White family bathroom fully tiled with shower over bath.

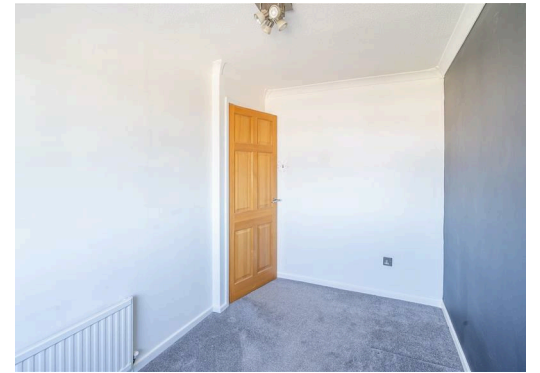
Driveway

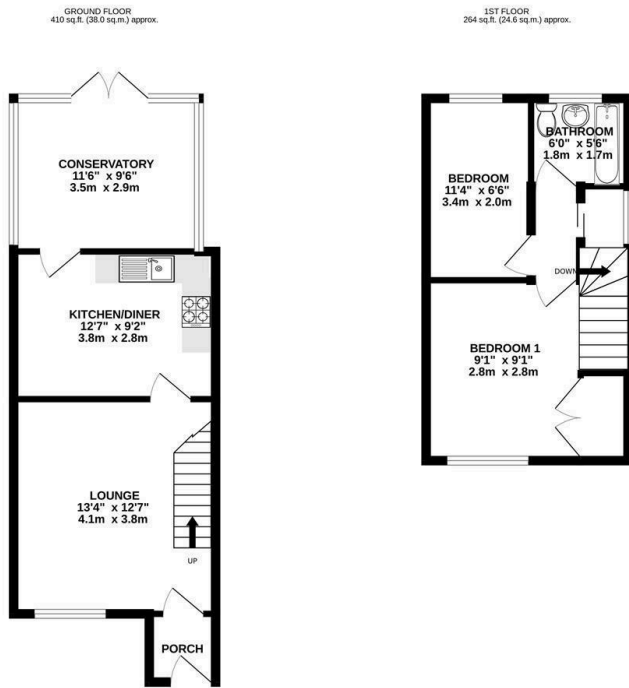
Good size driveway space for 2 cars.

Rear Garden

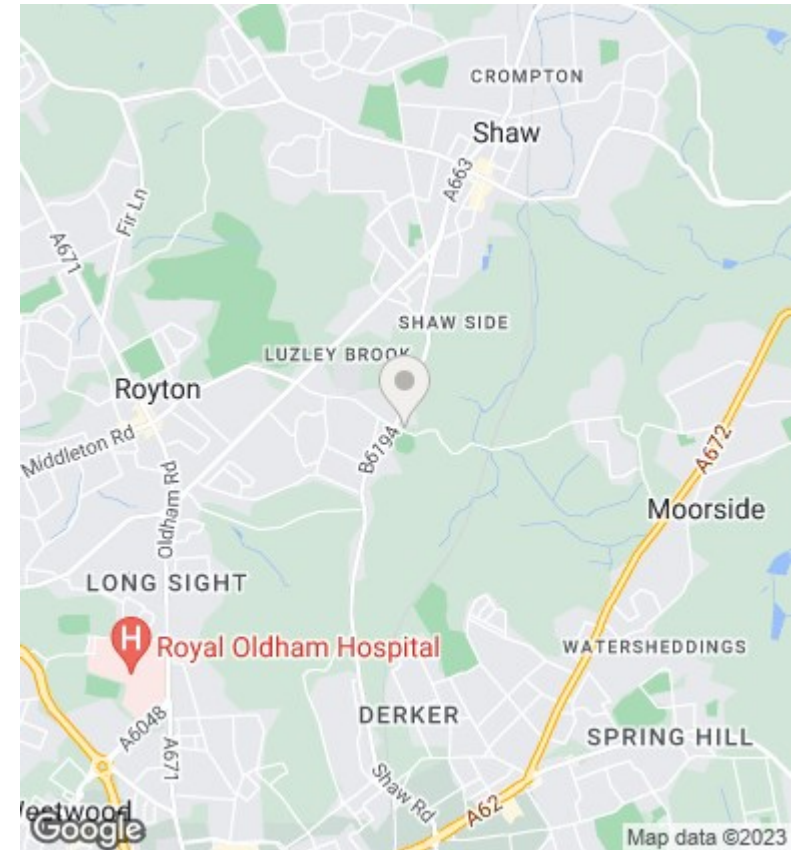
Good size garden patio doors leading from the conservatory onto wooden decking with side gate leading to the front of the property.







TOTAL FLOOR AREA: 674 sq ft. (62.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance.
 Made with floorplan 12/2023



Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	72	
(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	