

# ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price Of £215,000

16 Harewood Drive, Royton, Oldham, OL2 5UA

- Traditional, Extended Mid Townhouse
- Spacious Lounge
- Sitting/Dining Room
- Fitted Kitchen
- Three Bedrooms (All with Fitted Wardrobes)
- Shower Room/wc
- Garden Areas to Front & Rear
- Detached Garage to the Rear
- Central Heating & Double Glazed
- VIEWING ESSENTIAL. EPC

This immaculate, three bedroom, extended mid town house has well appointed, living accommodation comprising briefly of Entrance hall, Lounge, Sitting/Dining area and modern fitted Kitchen. To the first floor there are three Bedrooms, all with fitted furniture and Shower room/wc. Outside to the rear there is a private, enclosed garden area with sunny aspect and a single detached garage located to the rear of the property. To the front there is a smaller garden area. The property is situated in a popular and convenient, residential area on the Thorp Farm Estate close to Royton centre and its many and varied amenities, excellent local schools, public transport links and just a short drive from the North West motorway network. The property benefits further from the installation of double glazed windows and a gas central heating system. An internal inspection is strongly recommended.

### Accommodation

Entrance: Double glazed front door opening into the entrance hall with staircase leading to the first floor.

Lounge (front): 13'6 x 13'10 With modern fire surround, inset gas fire and feature lights, under stairs storage cupboard, coving, feature central heating radiator, and double glazed bay window to the front. Double doors leading to the Sitting/Dining area.



Sitting/Dining Area (rear): 18'6 x 8'6 A second sitting area with an orangery style dining area, coving, double glazed windows and doors to the rear.





Kitchen (rear): 10'6 x 7'10 Fitted with a range of modern built-in kitchen units and worksurfaces, integral double oven/hob with glass splashback and extractor hood, integral washing machine, microwave, fridge and freezer, composite sink in grey with chrome mixer taps, splashback tiling, vinyl floor covering, double glazed window to the rear and double glazed door to the rear.



### First floor

Landing: with access to boarded loft with Worcester combi boiler via the loft hatch.

Bedroom One (rear): 10'9 x 10'4 With built in wardrobes and bedroom furniture with overhead lighting, coving and double glazed window to the rear.



Bedroom Two (front): 11'6 x 9'5 A further double bedroom with built-in wardrobes and bedroom furniture, and double glazed window to the front.





Bedroom Three (front): 6'7 x 7'3 With fitted furniture and double glazed window to the front.



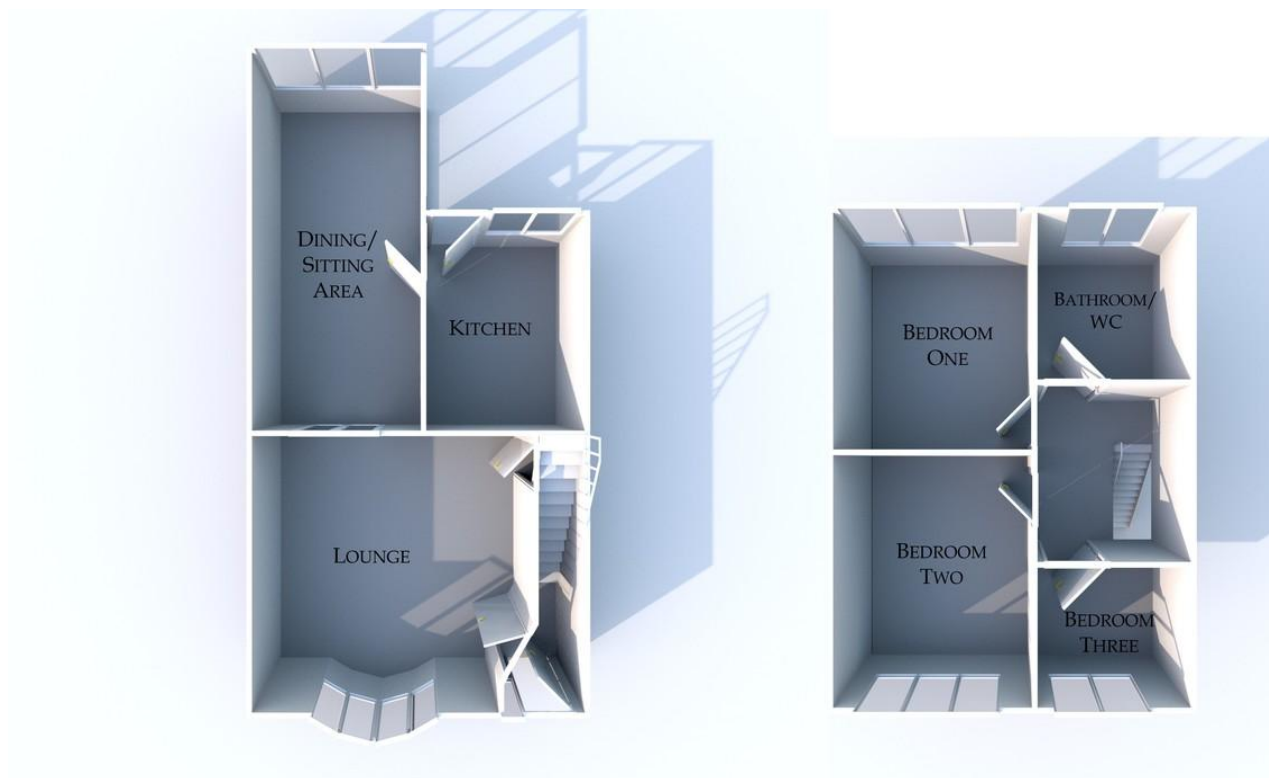
Shower Room/wc (rear): 7'9 x 6'4 With three-piece suite in white, fully fitted with vanity base unit, basin and mirror, freestanding corner shower cubicle with wall mounted shower, fully tiled walls and floor, vanity mirror, chrome heated towel rail and double glazed window to the rear.



Outside: To the rear there is a private, enclosed garden area with sunny aspect, patio in Indian stone, lawns, shrubs and flower borders, surrounded by boundary fencing. There is a detached single garage located to the rear of the property. To the front there is a smaller open garden area with lawns, shrubs and flower borders, low boundary walls.







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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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