

**Mendip Close, Royton OL2 5EY**

**Asking Price £230,000**



Adamsons Barton Kendal are delighted to introduce this beautifully presented three-bedroom mid-terrace property in the popular residential location of Royton.

Ideally situated close to a range of local amenities—including shops, pubs, and restaurants centred around the historic Market Square—the home also benefits from easy access to Royton Leisure Centre and the stunning Tandle Hill Country Park, perfect for outdoor enthusiasts. Royton offers excellent transport links, with the A627(M) providing a direct connection to the M62 for convenient travel to Manchester, Yorkshire and beyond.

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Occupying an elevated position, this property has been modernised throughout to a high standard. The ground floor boasts an impressive open-plan living and dining area, complete with patio doors that lead out to a well-maintained, tiered rear garden, ideal for relaxing or entertaining. The modern fitted kitchen includes integrated appliances such as an oven, hob, and extractor fan, along with space for a fridge-freezer.

Upstairs, the home offers three well-proportioned bedrooms: a generous master bedroom, a second double currently utilised as a home office or gym, and a third single bedroom featuring fitted wardrobes. The stylish three-piece bathroom includes an overhead shower, bath, vanity sink unit, and toilet.

This property is truly stunning, both inside and out, and early viewing is highly recommended.

### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### Ground Floor

Lounge - 4.01 x 4.34 metres

Dining Room - 3.19 x 2.69 metres

Kitchen - 3.07 x 2.49 metres



#### First Floor

Landing

Bedroom 1 - 3.77 x 3.17 metres

Bedroom 2 - 3.44 x 2.89 metres

Bedroom 3 - 2.27 x 2.29 metres

Bathroom - 2.40 x 2.01 metres



#### ADDITIONAL INFORMATION

Council Tax Band - B

Energy Performance Cert - D

Tenure - TBC





GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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