

HUNTERS[®]

HERE TO GET *you* THERE



Littondale Close

Royton, Oldham, OL2 6PN

Offers Around £310,000



- QUIET CUL-DE-SAC LOCATION
- 3/4 BEDROOMS
- UPVC DOUBLE GLAZING
- COMPOSITE DECKING
- EPC RATING C

- DETACHED FAMILY HOME
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- LONG DRIVEWAY

Tel: 0161 669 4833

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Nestled within a sought-after location, this delightful detached family home is situated at the end of a tranquil cul-de-sac, making it an ideal residence for families. Step inside to discover a well-designed internal layout, featuring an entrance hall, a convenient guest WC, a cozy lounge, a spacious dining room, a modern kitchen, and a versatile study/bedroom on the ground floor. On the first floor, you will find three bedrooms and a family bathroom, providing ample space for comfortable living. The property boasts the added benefits of gas central heating and UPVC double glazing, ensuring a cozy and energy-efficient environment. Outside, the front of the property showcases a well-maintained lawn and a stylish pattern imprinted concrete driveway. Meanwhile, the enclosed rear garden, with its southerly aspect, offers a serene retreat with composite decking and a lawn. We highly recommend viewing this wonderful family home to fully appreciate its desirable location and all it has to offer. EPC RATING C

Hallway

Composite entrance door.

Guest WC

Low level wc, wash hand basin, radiator, Upvc double glazed window.

Lounge

13'9" x 13'9" (4.2m x 4.2m)

Upvc double glazed window, radiator, stairs leading to first floor landing.

Dining Room

8'2" x 6'2" (2.5m x 1.9m)

Open plan from the lounge, Upvc French doors leading to rear garden.

Kitchen

15'8" x 8'2" (4.8m x 2.5m)

Fitted wall and base units with granite work surfaces and tiled splashback. Double electric oven, gas hob and extractor hood. 2 x Upvc double glazed windows, radiator. Door leading to rear garden.

Study / Bedroom 4

15'8" x 6'6" (4.8m x 2.0m)

Fitted wardrobes, Upvc double glazed window, radiator.

Landing

Upvc double glazed window.

Bedroom 1

13'1" x 8'6" (4.0m x 2.6m)

Fitted wardrobes, Upvc double glazed window, radiator.

Bedroom 2

9'2" x 8'6" (2.8m x 2.6m)

Upvc double glazed window, radiator.

Bedroom 3

9'2" x 5'10" (2.8m x 1.8m)

Upvc double glazed window, radiator.

Bathroom

3 piece suite comprising bath with shower over, pedestal wash hand basin and low level wc. Upvc double glazed window, radiator.

Externally

Lawned garden area to the front, pattern imprinted concrete driveway that extended down the side of the property behind double gates for further off road parking. Enclosed s Southerly aspect garden to the rear with composite decking and lawn.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 967

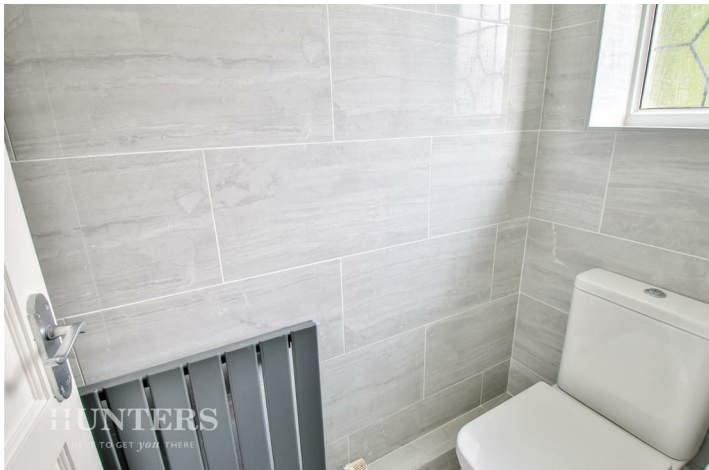
Leasehold Ground Rent Amount, Uplift

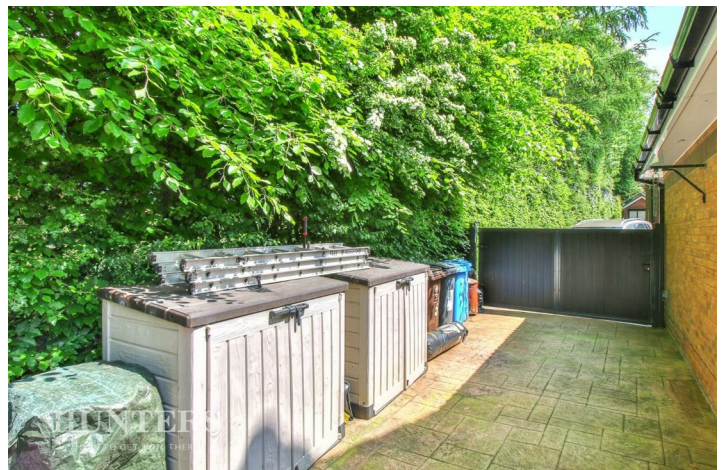
Council Tax Banding; C

Floorplan



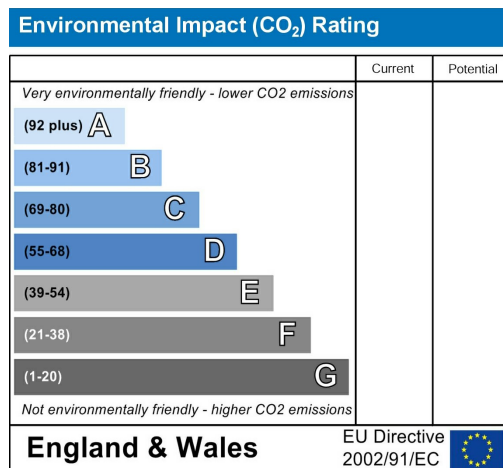
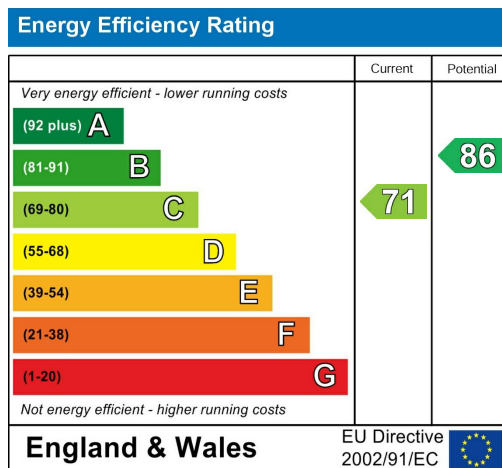
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements







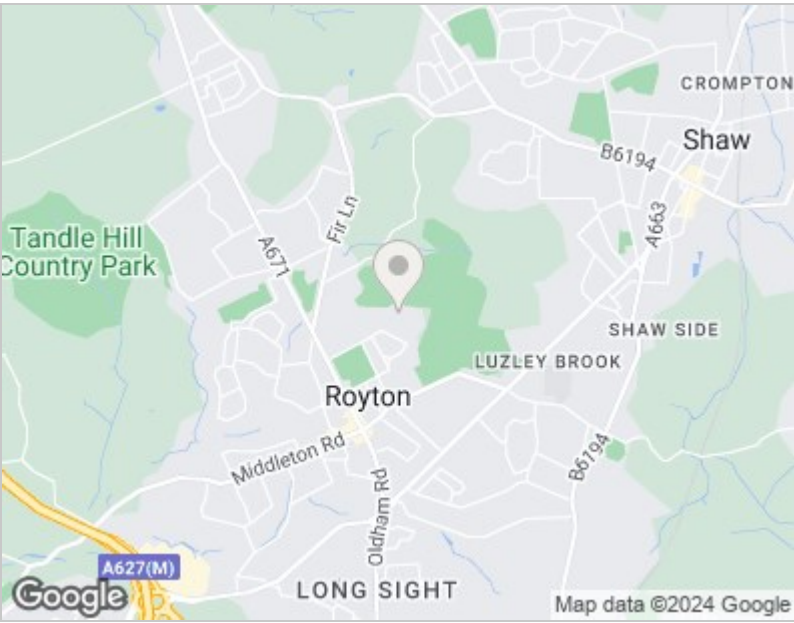
Energy Efficiency Graph



Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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