

# HUNTERS<sup>®</sup>

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## Cumberland Drive

Royton, Oldham, OL2 5AX

Price £215,000



Council Tax: C



# Cumberland Drive

Royton, Oldham, OL2 5AX

Price £215,000



Situated in a convenient location a short walk from Royal Oldham Hospital this semi-detached bungalow. Although requiring updating the property offers excellent potential. The accommodation comprises entrance hall, lounge, kitchen, 2 bedrooms and bathroom on the ground floor and 2 bedrooms and wc on the first floor. The property benefits from gas central heating and Upvc double glazing. Externally there are gardens to the front and rear plus long driveway leading to detached garage. EPC Rating D

## Entrance Hall

Upvc entrance door, radiator.

## Lounge

17'0" x 11'9" (5.2m x 3.6m)

Upvc double glazed window, radiator.

## Kitchen

10'9" x 10'2" (3.3m x 3.1m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven gas hob and extractor hood. Upvc double glazed window, radiator, Upvc door leading to rear garden.

## Bedroom 1

12'9" x 11'5" (3.9m x 3.5m)

Upvc double glazed window, radiator.

## Bedroom 2

10'9" x 9'6" (3.3m x 2.9m)

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.

## Bedroom 3

11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window, radiator.

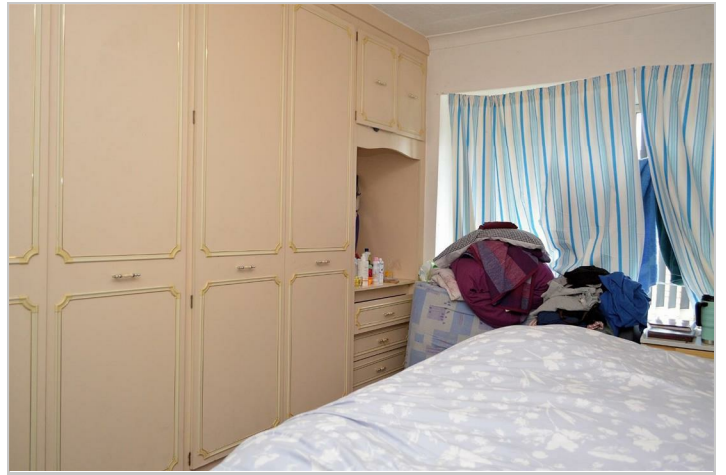
## Bedroom 4

11'9" x 6'6" (3.6m x 2.0m)

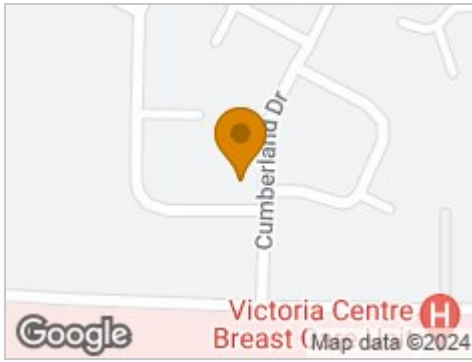
Upvc double glazed window, radiator.

## Externally

Garden are to the front, long drive to the side leading to detached garage, enclosed rear garden.



## Road Map



## Hybrid Map



## Terrain Map



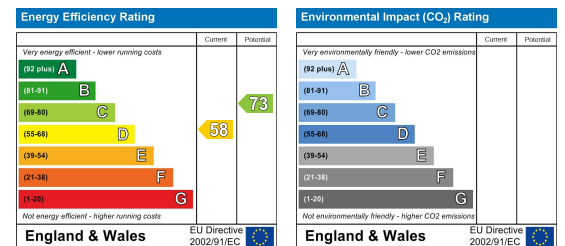
## Floor Plan



## 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.

## Energy Efficiency Graph



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.