



Oozewood Road

Royton, Oldham

£299,950

- Detached Bungalow
- No Chain
- Three Bedrooms
- Recently Fitted Carpeting & Flooring Throughout
- Garage & Driveway
- South Facing Rear Garden
- Popular & Convenient Location
- EPC Rating - D



Recently renovated to a lovely standard is this one owner, detached bungalow located within a stones throw of Tandle Hill Country Park. Boasting a beautiful South facing rear garden and a large greenhouse. Accommodation comprising of: entrance porch, large hallway, lounge, recently fitted kitchen with fitted appliances, three bedrooms and a wet room. The property benefits from a recent re-wire with recently fitted plug sockets, LED lighting and recently fitted carpeting and flooring throughout. No Chain - call us today to arrange a viewing.

#### ENTRANCE PORCH

With Composite entrance door, laminate floor covering.

#### HALLWAY

13' 7" x 9' 7" (4.14m x 2.92m) L shaped hallway with radiator, recently fitted carpeting, coved ceiling, storage cupboard with cupboard above, access via a ladder to a part boarded loft.

#### LOUNGE

14' 11" x 13' 4" (4.55m x 4.06m) With two uPVC double glazed windows with fitted blinds, fitted carpeting, radiator, coved ceiling, BT point, TV point.

#### KITCHEN

11' 8" x 10' 3" (3.56m x 3.12m) Recently fitted modern kitchen with grey wall and base units, one and a quarter bowl sink unit with mixer taps, recently fitted integrated washing machine, dishwasher, fridge/freezer and microwave, electric oven, Bosch hob, extractor fan, under lights, pantry pull out storage, part tiled walls, laminate floor covering, built in breakfast table, radiator, uPVC double glazed window and door to side.

#### BEDROOM ONE

13' 4" x 13' 3" (4.06m x 4.04m) With rear aspect uPVC double glazed window with fitted blind, fitted wardrobes, two bedside cabinets, draws, fitted carpeting, radiator.

#### BEDROOM TWO

12' 2" x 11' 3" (3.71m x 3.43m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### DINING ROOM / BEDROOM THREE

10' 3" x 7' 9" (3.12m x 2.36m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### WET ROOM

8' 4" x 6' 4" (2.54m x 1.93m) Wet room with fully tiled walls and floor, shower, low level w.c., wash hand basin, extractor fan, radiator, obscure uPVC double glazed window with fitted blind.



#### GARAGE

18' 3" x 8' 0" (5.56m x 2.44m) With up and over door, LED lighting, recently fitted electric switch board, power, Worcester combi boiler, uPVC double glaze window.

#### EXTERNALLY

To the front of the property there is a driveway providing off road parking for one/two cars, low brick retaining walls and side access. The rear garden has recently laid patio areas, lawn area, greenhouse, boundary fencing. There is storage underneath the bungalow with plumbing and access from both sides.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

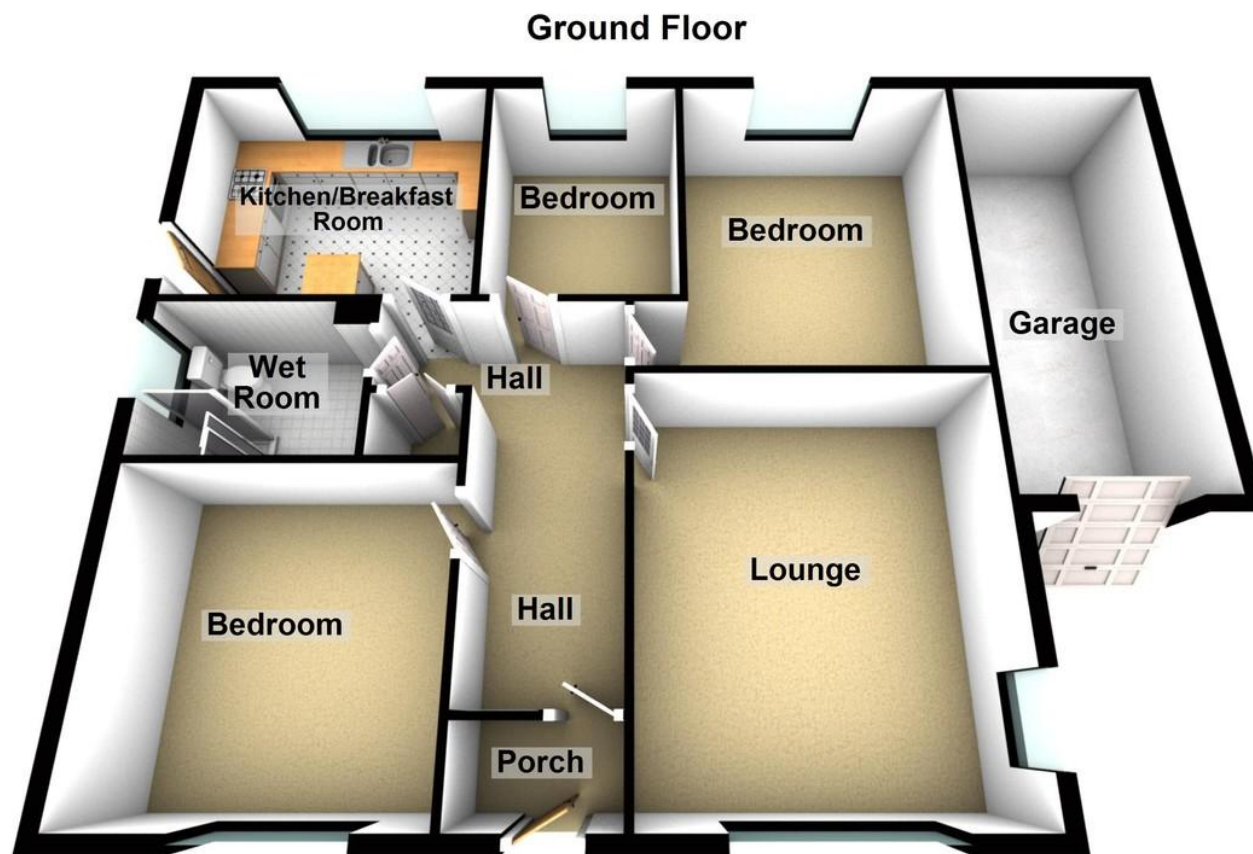
COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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