



Kirkdale Drive

Royton, Oldham

£275,000

- Detached Bungalow
- No Chain
- Three Good Size Bedrooms
- Lounge, Dining Room & Conservatory
- Large Wrap Around Gardens
- Driveway Parking & Double Garage
- Sought After Location
- EPC Rating - D



Offered for sale with No Chain and located in this much sought after road on the Thorpe development is this large, three bedroom, detached family home benefitting from a wrap around good sized gardens, driveway parking for three vehicles and a double garage. Accommodation comprises of: entrance porch, hallway, large lounge, conservatory, kitchen, dining room, cloakroom/w.c., rear porch, three good size bedrooms and a family bathroom. Well regarded local schools and amenities are all within easy reach as is Royton town centre. The property benefits from uPVC double glazing and gas central heating.

ENTRANCE PORCH

With uPVC double glazed French doors, tiled floor covering, uPVC door leading into the hallway.

HALLWAY

With staircase leading to the first floor, radiator, fitted carpeting.

CLOAKROOM/WC

7' 4" x 3' 2" (2.24m x 0.97m) Dual aspect with ornate port hole window, further uPVC double glazed window, blue suite comprising of low level w.c., pedestal wash hand basin, wood floor covering, radiator.

LOUNGE

30' 4" x 13' 2" (9.25m x 4.01m) With dual aspect uPVC double glazed window to rear and uPVC double glazed bay window to front, coved ceiling, fitted carpeting, three radiators, surround and hearth with electric log burner effect fire.

CONSERVATORY

13' 4" x 11' 7" (4.06m x 3.53m) uPVC double glazed and brick construction with French doors, further door to side, tiled floor covering, lighting.

DINING ROOM

11' 0" x 9' 0" (3.35m x 2.74m) With side aspect UPVC double glazed window, radiator, tiled floor covering.

KITCHEN

14' 4" x 14' 0" (4.37m x 4.27m) With fitted wall and base units, worktops, central breakfast bar, four ring gas hob with extractor over, integrated Bosch microwave and Zanussi electric oven, one and a quarter bowl sink unit with mixer taps, plumbed for an automatic washing machine and dishwasher, fan heater, space for a fridge/freezer, Parquet flooring, uPVC double glazed window.

REAR PORCH

8' 3" x 5' 9" (2.51m x 1.75m) To the side of the property, uPVC construction with wood floor covering, uPVC door.

LANDING

With fitted carpeting.

BEDROOM ONE

20' 1" x 13' 6" (6.12m x 4.11m) With three uPVC double glazed windows, fitted carpeting, radiator, a range of fitted wardrobes and furniture..

BEDROOM TWO

13' 9" x 8' 3" (4.19m x 2.51m) With uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM THREE

11' 0" x 6' 7" (3.35m x 2.01m) With uPVC double glazed window, fitted carpeting, radiator.

BATHROOM

7' 3" x 5' 11" (2.21m x 1.8m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls and floor, chrome towel radiator, obscure uPVC double glazed window.

GARAGE

18' 3" x 18' 1" (5.56m x 5.51m) Double width garage with up and over door, light and power.

EXTERNALLY

There are good size wrap around gardens situated on a large plot, with large lawn areas, garden pond, conifer hedging, block paved patio areas, a large greenhouse, driveway parking for three vehicles and a double width garage.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: E

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.

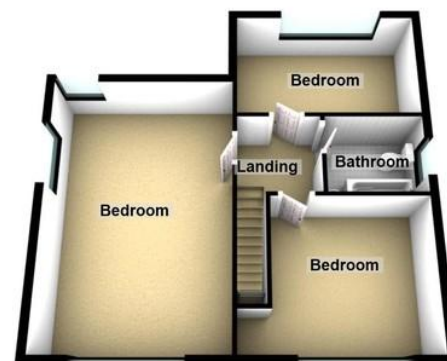




Ground Floor



First Floor



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