



3 Manor Drive

Royton, Oldham

£245,950

- Detached, True Bungalow
- In Need Of Some Modernisation
- Three Bedrooms
- No Chain
- Garage, Car Port & Driveway
- Enclosed Rear Garden
- Three Reception Rooms
- EPC Rating - E



NO CHAIN. Offered for sale is this three bedroom, detached, true bungalow located in this tucked away position off Turf Lane in Royton. This property is in need of modernisation, the property internally comprises of: entrance porch, hallway, lounge, living room, kitchen, dining room, three bedrooms and a shower room. Externally a good size plot with double access driveway and a rear garden with lawn. There is a garage to the side.

#### ENTRANCE PORCH

uPVC double glazed construction with front entrance door, fitted carpeting, meters.

#### HALLWAY

With fitted carpeting, radiator, storage cupboard, access via a ladder to a part boarded loft.

#### LOUNGE

13' 3" x 12' 5" (4.04m x 3.78m) With front aspect uPVC

double glazed bay window, fitted carpeting, radiator, gas fireplace, coved ceiling.

#### LIVING ROOM

12' 0" x 11' 8" (3.66m x 3.56m) With fitted carpeting, radiator, gas fire, coved ceiling, open to dining room.

#### DINING ROOM

9' 8" x 10' 1" (2.95m x 3.07m) With dual aspect uPVC double glazed windows with fitted blinds, fitted carpeting, radiator.

#### BEDROOM ONE

12' 0" x 11' 8" (3.66m x 3.56m) With front aspect uPVC double glazed bay window, fitted carpeting, fitted wardrobes, radiator.

#### BEDROOM TWO

9' 9" x 7' 9" (2.97m x 2.36m) With rear aspect uPVC

double glazed window with fitted blind, fitted carpeting, radiator.

#### BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m) With side aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

#### WC

4' 9" x 2' 6" (1.45m x 0.76m) With low level w.c., vinyl floor covering, part tiled walls, obscure uPVC double glazed window.

#### SHOWER ROOM

8' 6" x 5' 2" (2.59m x 1.57m) Fitted with a two piece suite comprising of: large walk in shower, wash hand basin with mixer tap and storage cupboard below, storage cupboard, radiator vinyl floor covering, obscure uPVC double glazed window.

#### KITCHEN

12' 2" x 8' 0" (3.71m x 2.44m) With fitted wall and base units, worktops, stainless steel sink unit with mixer tap, plumbed for an automatic washing machine, gas cooker, extractor fan, spotlights, vinyl floor covering, two uPVC double glazed windows.

#### GARAGE

With Barn doors, Worcester combi boiler.

#### EXTERNALLY

To the front of the property there are two driveways, a car port and a garage providing off road parking, low brick retaining walls and two gates providing access and a patio area. The rear garden has a lawn area, storage shed, greenhouse, patio area and side access.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

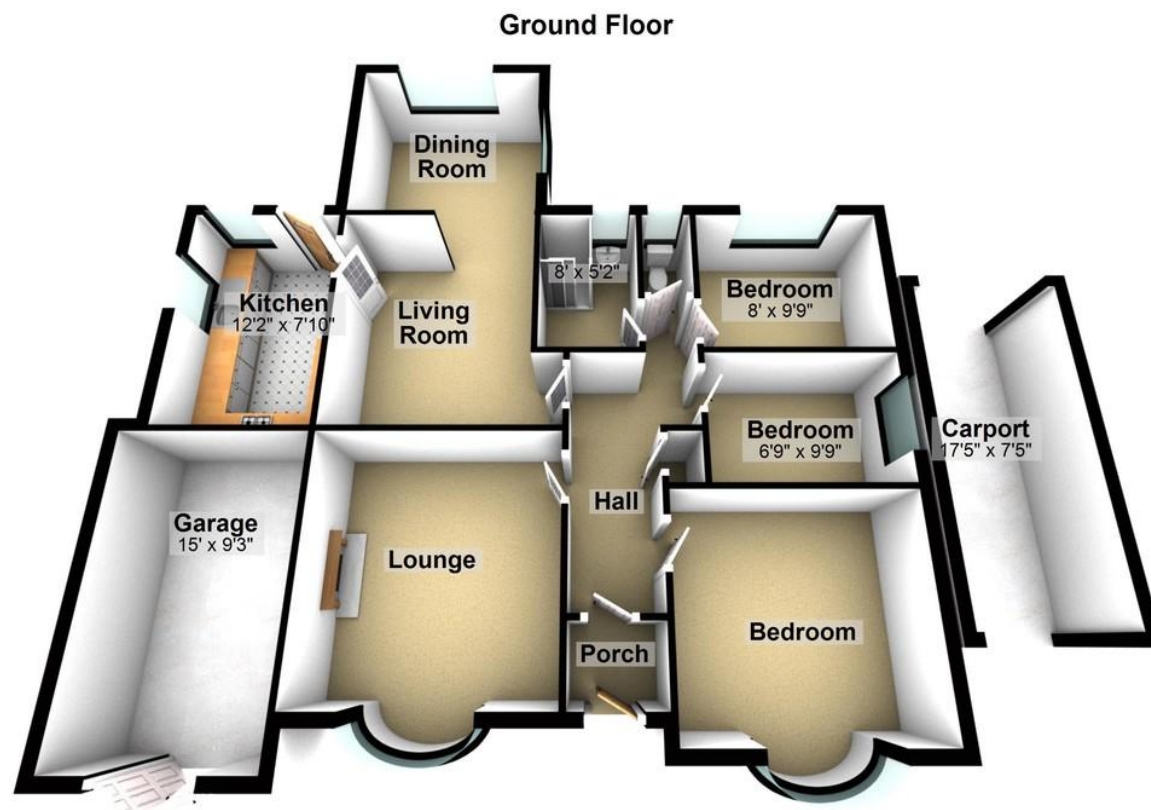
#### COUNCIL BAND: D

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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