



Wetherby Drive

Royton, Oldham

£200,000

- Semi-Detached Family Home
- Three Bedrooms
- No Chain
- Driveway Parking
- Gardens To Front & Rear
- Popular Location
- uPVC DG & GCH
- EPC Rating - TBC



No Chain. A superb, three bedroom, semi-detached family home located on this popular road on the 'Thorpe development' in Royton. Well regarded local schools, shops, amenities and public transport links are all within easy reach. Accommodation internally comprises of: entrance hallway, large lounge/dining room, kitchen, bathroom and bedroom to the ground floor with two further bedrooms to the first floor. Externally gardens to the front and rear with a driveway providing off road parking for up to three cars.

ENTRANCE DOOR

With Rock entrance door, fitted carpeting, radiator, under stairs storage cupboard, staircase rising to the first floor.

LOUNGE

22' 3" x 10' 7" (6.78m x 3.23m) With dual aspect uPVC double glazed picture windows, two radiators, fitted carpeting, gas fireplace.

KITCHEN

14' 2" x 7' 6" (4.32m x 2.29m) With fitted wall and base units, worktops, plumbed for an automatic washing machine. sink unit with spray tap, Neff dishwasher, tiled splash backs, under counter fridge and freezer, vinyl floor covering, uPVC double glazed window and composite door.

BEDROOM

8' 4" x 7' 7" (2.54m x 2.31m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

BATHROOM

7' 8" x 4' 9" (2.34m x 1.45m) Fitted with a three piece suite in white comprising of: panelled bath, low level w.c., wash hand basin, vinyl floor covering, radiator, obscure uPVC double glazed window with fitted blind.

LANDING

With fitted carpeting, cupboard housing the Ideal combi boiler.

BEDROOM ONE

15' 6" x 11' 2" (4.72m x 3.4m) With side aspect uPVC double glazed window, fitted carpeting, radiator, large eaves storage.

BEDROOM

15' 6" x 10' 7" (4.72m x 3.23m) With front aspect uPVC double glazed window with fitted blind, radiator, large eaves storage.

GARAGE

With up and over door, door to side.

EXTERNALLY

To the front of the property there is a lawn and driveway providing off road parking for three cars. The enclosed rear garden has a patio area, lawn area, water supply, boundary fencing and gate to the side.

ADDITIONAL INFORMATION

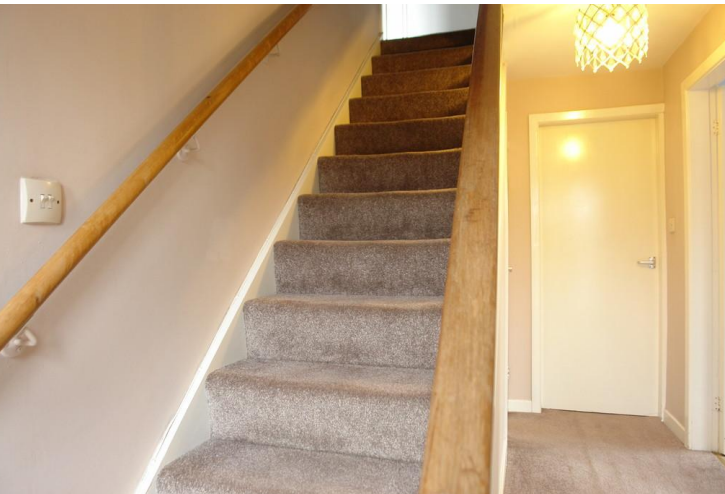
TENURE: Leasehold - Solicitor to confirm details.

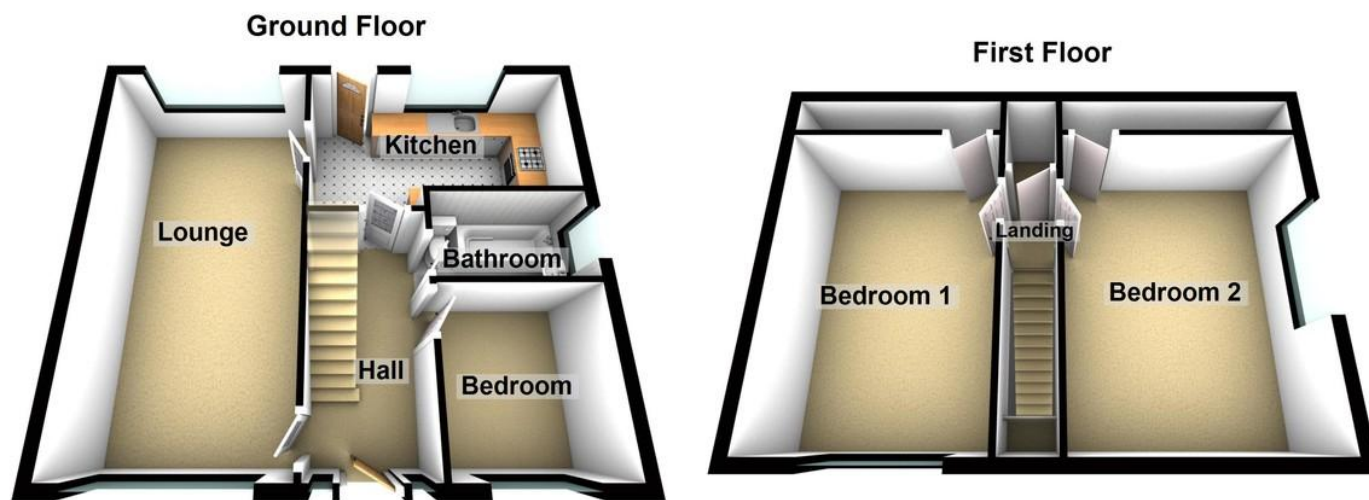
COUNCIL BAND: C

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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