



## 14 Helston Drive Royton, OL2 6JS

Immaculately Presented Three-Bedroom Semi-Detached Dormer Bungalow located in Royton, this spacious and versatile three-bedroom semi-detached dormer bungalow offers well-appointed accommodation ideal for a range of buyers. Internally, the property comprises an inviting entrance hall, a bright and spacious living room, and a generously sized dining area open to a contemporary fitted kitchen complete with integrated oven and hob. The ground floor also hosts two well-proportioned bedrooms and a stylish modern family bathroom. To the first floor is a further double bedroom, accompanied by a substantial storage area with excellent potential to be converted into an en-suite bathroom, walk-in wardrobe, or home office—subject to the necessary planning permissions. The property benefits from gas central heating and uPVC double glazing throughout. Externally, there are well-maintained gardens to the front and rear, along with a long driveway providing ample off-road parking and convenient access to the side entrance.



**No Chain**

**Fitted bathroom**

**Large lounge**

**Freehold**

**3 bedrooms**

**Open plan kitchen / dining room**

**Option for further development**

**Driveway**

**Offers in Excess of £220,000**

# 14 Helston Drive

## Oldham, OL2 6JS

Offers in Excess of £220,000

**Lounge** 15' 9" x 12' 0" (4.8m x 3.65m)  
Large lounge with stairs to the first floor. Feature fireplace. Laminate flooring.

**Kitchen** 14' 10" x 10' 6" (4.53m x 3.21m)  
White base and wall cabinets with black worktops. Integrated oven, hob and extractor fan. Space for automatic washing machine. Under cabinet task lighting. Open to the dining room

**Dining Room**  
Space for dining table. Open to the kitchen by an arch.

**Bedroom 1** 13' 0" x 12' 0" (3.95m x 3.65m)  
Generous double bedroom on the ground floor

**Bedroom 2** 9' 8" x 8' 6" (2.95m x 2.59m)  
Smaller double bedroom on the ground floor.

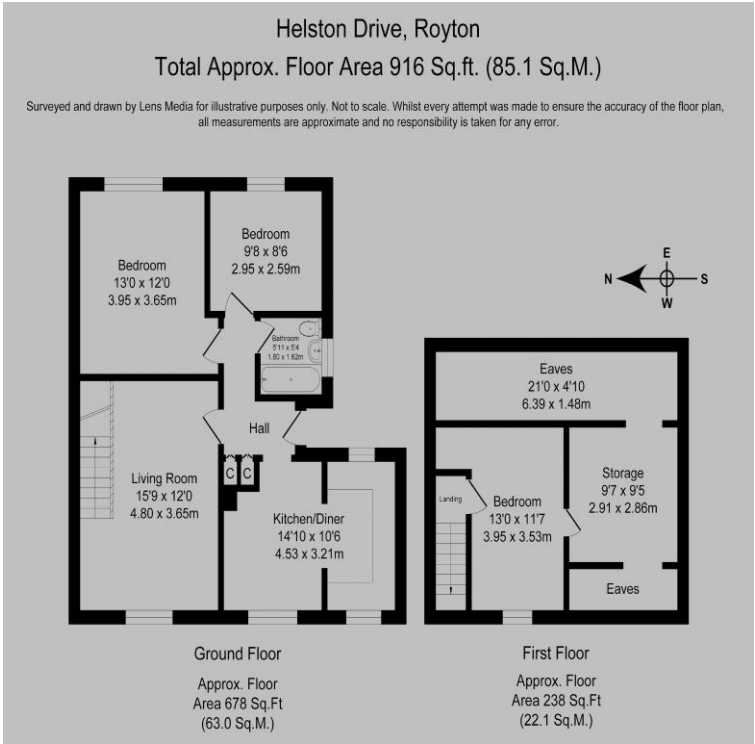
**Family Bathroom** 5' 11" x 5' 4" (1.80m x 1.62m)  
Panel bath with shower above and bi fold glass screen. Pedestal wash basin. Low level W/C. Tiled walls. Extractor fan.

**Bedroom 3** 13' 0" x 11' 7" (3.95m x 3.53m)  
On the first floor, this double bedroom has a bonus storage space which can be used for a variety of uses or could be developed STPP as another room, en suite or walk in wardrobe.

**Storage room** 9' 7" x 9' 5" (2.91m x 2.86m)  
This spacious space could be developed to become an en-suite shower room, walk in wardrobe, hobby room or similar (STPP). Additional eaves storage.

**Front**  
Well maintained gardens with lawn, planted borders and a long driveway.

**Rear Garden**  
Low maintenance self contained garden.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

14 HELSTON DRIVE  
ROYTON  
OL2 6JS

Energy rating

**D**

Valid until:

**17 February 2031**

Certificate number:

**9539-1822-4000-0186-3292**

Property type

Semi-detached house

Total floor area

81 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	58 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		