



Offers Over £275,000

Downham Close, Oldham

- Detached Property
- Three Bedrooms
- Lounge
- Dining Room
- Modern Fitted Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Driveway
- Popular Residential Area
- Viewings Are Highly Recommended

This well presented, modern, three bedroom detached property offers perfect family living accommodation and is situated in a convenient residential area of Royton. The property is located within easy access of excellent local schools and amenities, public transport links and a short drive from the Northwest motorway network. Internal accommodation briefly comprises of entrance hall, lounge, dining area opening to kitchen, utility, three bedrooms and family bathroom. To the front is a block print driveway providing off-road parking for multiple cars with gated side access to storage and with gated access to rear garden. To the rear is an Indian stone patio with low boundary walls and stone feature with shrubs and flower borders, all of which is enclosed by boundary fence and not overlooked. The property also benefits from UPVC double glazing and gas central heating and viewing the property is highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL : Via a UPVC double glazed entrance door leading into hallway with stairs to first floor, radiator, under stairs storage cupboard, meter cupboard and UPVC double glazed windows to the side.



LOUNGE : Laminate flooring, two radiators, media wall, double wooden glazed doors leading to dining room, and UPVC double glazed leaded window to front.



DINING ROOM : With laminate flooring, radiator, opening to kitchen and UPVC double glazed patio doors leading to rear garden.



KITCHEN : With a range of wall base units, one and a half composite sink unit with mixer tap, flooring, gas hob with extractor above, tiled splashback, integrated oven, laminate flooring, spotlights to ceiling, UPVC window to the rear and double glazed door to the side leading to utility room.



UTILITY ROOM : Plumbed for washing machine, dishwasher and dryer, radiator, UPVC double glazed window to rear and wooden door to rear garden.



FIRST FLOOR :

LANDING : With loft access hatch and UPVC double glazed side window.



BEDROOM ONE : Good size double bedroom with radiator, carpet and UPVC double glazed window.



BEDROOM 2 : Front bedroom with radiator, carpet and UPVC double glazed ledged window.



BEDROOM THREE : Good size single bedroom with radiator, built in storage cupboard and UPVC double glazed window to the front.



FAMILY BATHROOM : Four piece suite comprising of bath with mixer tap, shower cubicle with shower off mixer tap and waterfall shower, sink and WC, partially tiled walls, heated chrome towel rail, panelled ceiling with spotlights and UPVC double glazed window to the rear.



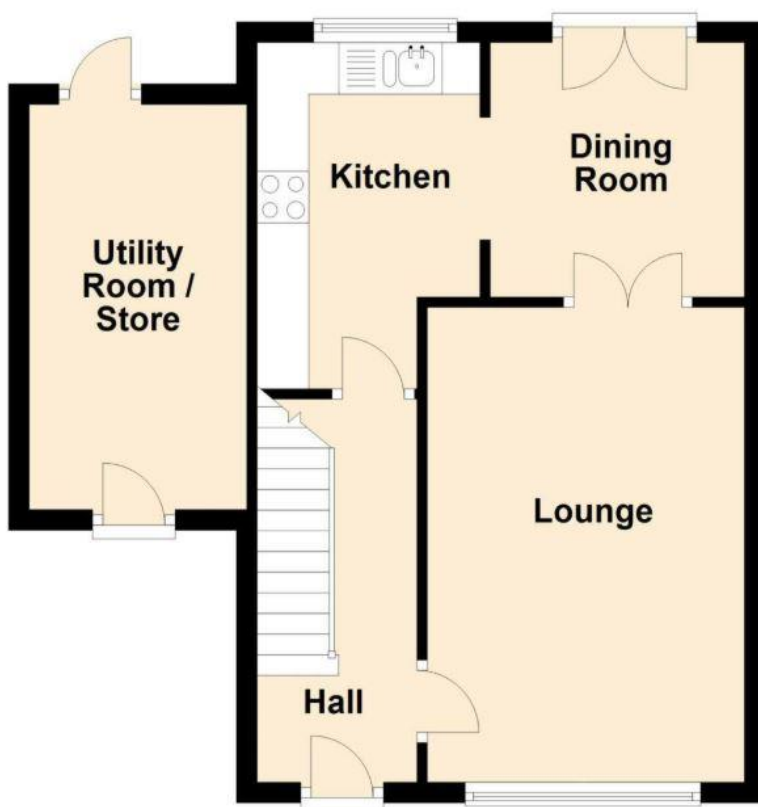
OUTSIDE :

To the front is a block print driveway providing off-road parking for multiple cars with gated side access to storage and with gated access to rear garden. To the rear is an Indian stone patio with low boundary walls and stone feature with shrubs and flower borders, all of which is enclosed by boundary fence and not overlooked.

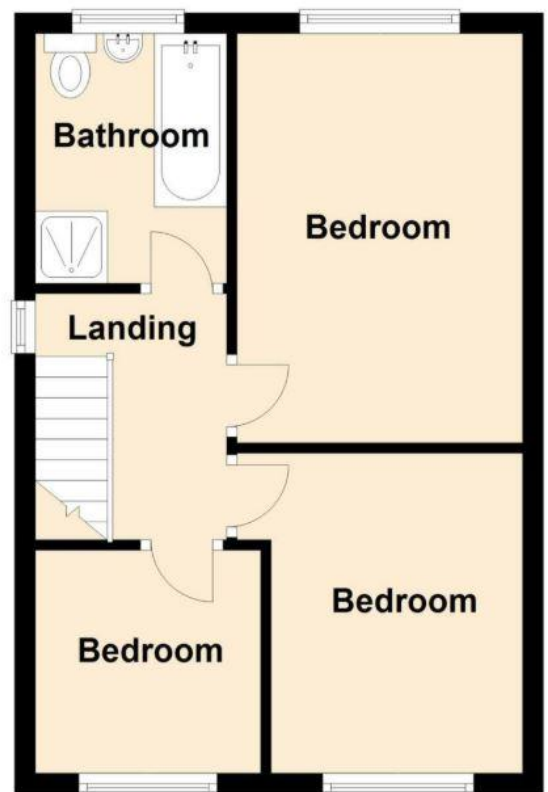


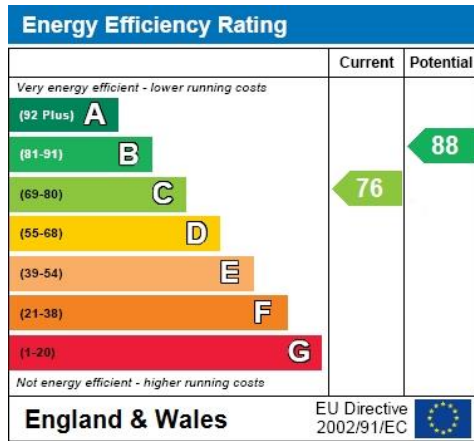


Ground Floor



First Floor





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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.