ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £249,950

Plot 2, 4 Hebron Street, Royton, OL2 6LU

- New Build Semi Detached Home
- Three Storey with Three Generous Bedrooms (One with Ensuite)
- Spacious Lounge
- Fitted Kitchen/Diner
- Ground Floor wc & Bathroom/wc
- Gardens & Driveway Parking
- Central Heating & Double Glazed
- High Specification
- AVAILABLE NOW
- Material Information – FREEHOLD Council Tax Band TBC

These superb three storey, spacious, newly built, semi detached properties have living accommodation set out as follows. Ground floor: Entrance hall, open plan Lounge with fitted Kitchen and Dining area and wc. To the first floor there are two generous Bedrooms and luxury Bathroom/wc whilst to the second floor there is a large main Bedroom with Dressing room and Ensuite shower/wc. Outside, the property has garden areas to the front and rear with allocated parking spaces provided. The properties benefits further from the installation of gas fired central heating, double glazed windows throughout and quality fixtures and fittings including light fittings, floor coverings and bathroom and kitchen fitments. This fine home is situated in a convenient and popular, residential area with easy access to well regarded local schools and amenities, excellent public transport links and just a short distance from Royton and Shaw centres. An internal inspection is strongly recommended.

<u>Accommodation</u>

Entrance

Ground Floor wc

Kitchen & Dining Area: 8'11 x 16'7





Lounge front: 14'1 x 13'4





First Floor



Bedroom two: 11’5 x 10’2

Bedroom three: 8’11 x 9’1



Bathroom/wc: 8’1 x 7’2





Second Floor

Bedroom one: 15’6 x 10’2





Dressing Area: 6’10 x 8’10 *fixtures and fittings at an additional cost*

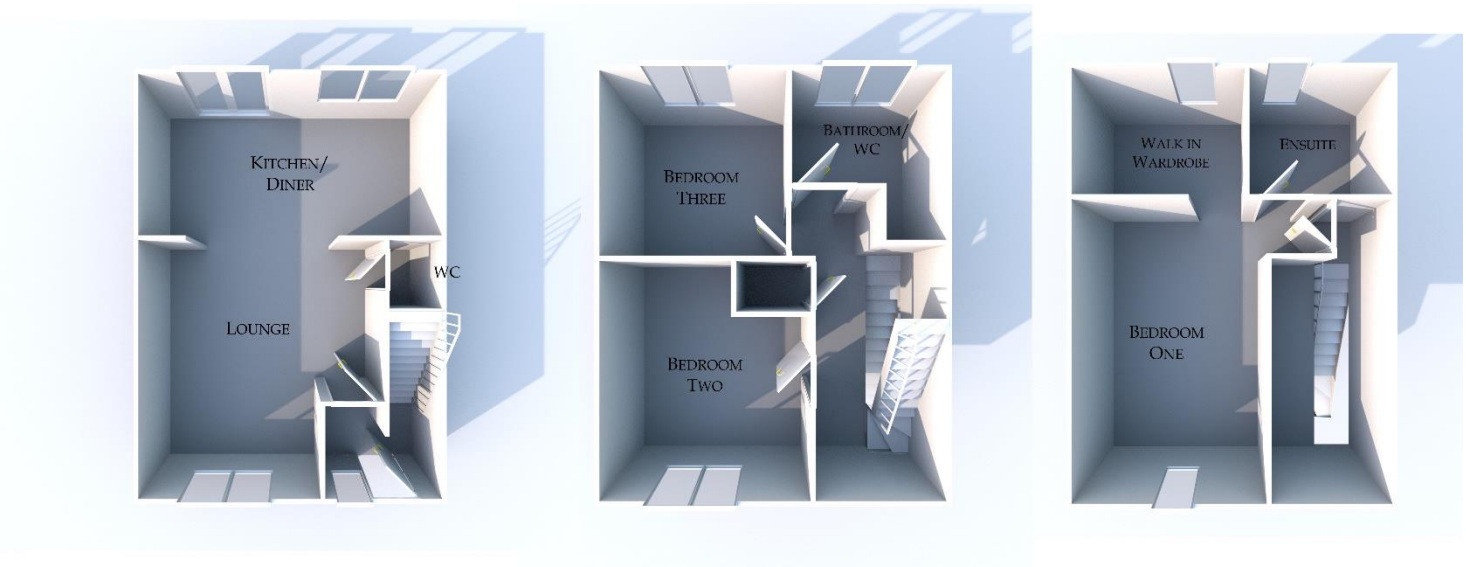


Ensuite shower/wc: 6’10 x 7’3



Outside:





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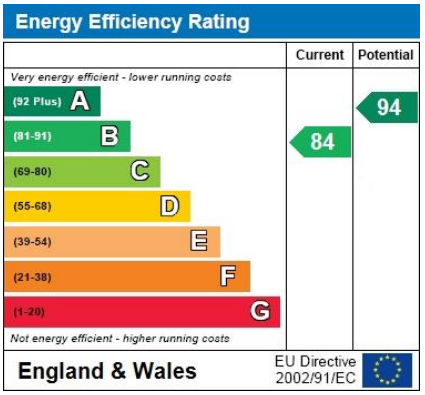

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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.