



59 Highlands, Royton, Oldham, Lancashire, OL2 5HL

This is a particularly attractive, spacious, modern mid town house in a pleasing position on the ever popular Royley Park development . The accommodation briefly comprises of: hallway, lounge, dining area and kitchen at ground level with three bedrooms, two with fitted wardrobes and fully tiled bathroom with shower at first floor level. Attractively appointed throughout with viewing recommended.

£147,500

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This is a particularly attractive, spacious, modern mid town house in a pleasing position on the ever popular Royley Park development, within easy reach of Royton centre, local schools, all amenities and the North West motorway connection via the A627. The accommodation briefly comprises of: hallway, lounge, dining area and kitchen at ground level with three bedrooms, two with fitted wardrobes and fully tiled bathroom with shower at first floor level. There are pleasing views from the first floor bedrooms, the property is freehold and has good size gardens to the front and rear. Attractively appointed throughout with viewing recommended.

HALLWAY With Roc entrance door, laminate flooring, radiator, cloaks rail.

LOUNGE 14' 11 max" x 13' 10" (4.55m x 4.23m) With uPVC double glazed window, electric living flame fire in marble fireplace, laminate flooring, radiator.

DINING AREA 10' 2" x 8' 10" (3.11m x 2.70m) With uPVC double glazed window, laminate flooring, radiator.

KITCHEN 10' 2" x 8' 5" (3.11m x 2.57m) With wall and base units, inset stainless steel sink unit, plumbed for washer, Worcester combi boiler, uPVC double glazed window, part tiled walls, radiator.



FIRST FLOOR

BEDROOM ONE 12' 2" x 10' 4" (3.71m x 3.17m) With uPVC double glazed window, radiator, fitted carpeting, fitted wardrobes.



BEDROOM TWO 11' 10" x 9' 1" (3.63m x 2.77m) With uPVC double glazed window with views, radiator, fitted carpeting, fitted wardrobes.

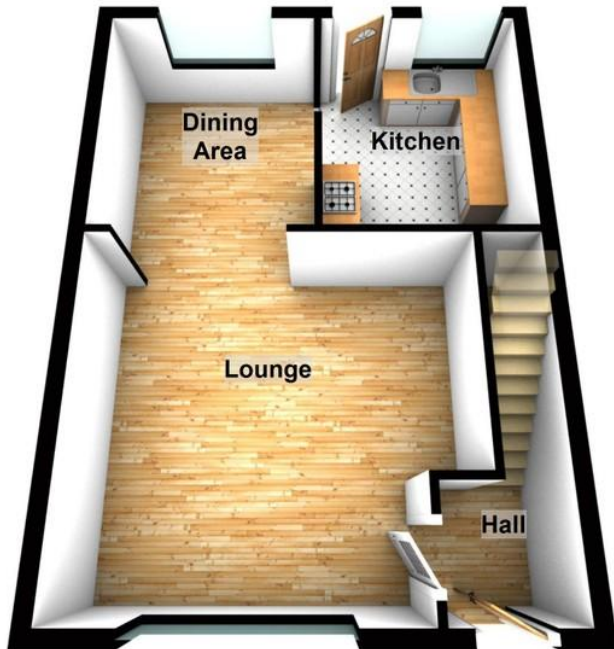
BEDROOM THREE 8' 2" x 6' 11" (2.51m x 2.13m) With uPVC double glazed window, radiator, laminate flooring.

BATHROOM 7' 8" x 6' 11" (2.36m x 2.11m)

Comprising of: panelled bath with shower over, pedestal wash hand basin, low level WC in white, chrome fittings, tiled walls, radiator, uPVC double glazed window.



Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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