



32 Cumberland Drive

Royton, Oldham

£159,950

- Semi Detached True Bungalow
- Two Good Sized Bed, One Fitted
- Newly Fitted Kitchen/Dining Room
- Low Maintenance Gardens
- 3 Car Drive and Garage
- Quiet Location
- Well Presented
- EPC Rating- E



Located in a quiet spot of Royton is this well presented, semi detached true bungalow which offers good sized accommodation. Internally comprising; T shaped entrance hall, shower room, lounge, master fitted bedroom, second bedroom and newly fitted kitchen/dining room. Off road parking is by means of a three car driveway and detached garage with up and over door. Externally there is a low maintenance forecourt with lighting and a private, low maintenance flagged rear garden. Benefits from gas central heating, intruder alarm system, double glazing, uPVC soffits and fascias.

ENTRANCE HALL

T shaped hall with uPVC double glazed entrance door, fitted carpeting, radiator, walk in storage cupboard.

SHOWER ROOM

6' 5" x 5' 4" (1.96m x 1.63m) With two piece suite comprising vanity unit with wash hand basin, low level w.c., shower, radiator, spotlights, extractor, non slip floor, uPVC double glazed obscure window with blinds.

LOUNGE

17' 7" x 11' 9" (5.36m x 3.58m) With gas fire, marble hearth and surround, wall lights, two radiators, box window, uPVC double glazed window with blinds.

BEDROOM ONE

15' 4" x 11' 8" (4.67m x 3.56m) With fitted wardrobes, drawer units, fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m) With radiator, uPVC double glazed window with blinds.

KITCHEN/DINING ROOM

11' 7" x 10' 9" (3.53m x 3.28m) Newly fitted kitchen with wall and base units in Oak, Neff double oven, Zanussi electric hob, extractor, sink unit with drainer and mixer tap, plumbed for washing machine, larder storage cupboard, vinyl floor covering, uPVC double glazed window with blinds, uPVC double glazed door.

GARAGE/DRIVE

15' 4" x 8' 2" (4.67m x 2.49m) Off road parking is by means of a three car driveway and a garage with uPVC double glazed window, up and over door.

EXTERNALLY

There is a low maintenance flagged area with lighting to the front of the property and an enclosed and private, low maintenance, flagged rear garden with timber store shed, water supply, sleeper borders.

Ground Floor



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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