



Bleasdale Street

Royton, Oldham

£189,950

- Semi Detached House
- Three Bedrooms, One Fitted
- Three Reception Rooms
- Shower Room & Bathroom
- Modern Fitted Kitchen/Breakfast Room
- Large Driveway
- Private Rear Garden
- EPC Rating -



Located on the ever popular Bleasdale Street is this very well presented three bedroom semi detached family home which has had a large ground floor extension offering versatile accommodation. Benefitting from a recently and beautifully fitted kitchen with built in appliances and externally a private rear garden overlooking Royton & Crompton Golf course. Call us today to arrange a viewing.

#### ENTRANCE HALLWAY

With uPVC double glazed entrance door, fitted carpeting, staircase rising to the first floor.

#### LOUNGE

14' 5" x 12' 3" (4.39m x 3.73m) With front aspect uPVC double glazed window, fitted carpeting, radiator, TV point, BT point, under stairs storage cupboard, upgraded consumer unit, coving, wall light sockets, double glazed oak doors leading to the kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

15' 6" x 8' 6" (4.72m x 2.59m) Recently fitted with handleless wall and base units in cream hi gloss, worktops, double oven, five ring gas hob, extractor fan, integrated fridge/freezer and washer/dryer, one and a quarter bowl designer stainless steel sink unit with mixer tap, small breakfast bar, under lighting, obscure uPVC double glazed window, tiled floor covering, radiator, glazed oak door leading to dining room.

#### DINING ROOM

10' 8" x 8' 9" (3.25m x 2.67m) With rear aspect uPVC double glazed window with blinds, fitted carpeting, radiator.

#### SECOND LOUNGE

20' 0" x 12' 0" (6.1m x 3.66m) With rear aspect uPVC double glazed French doors, fitted carpeting, two radiators.

#### SHOWER ROOM

Fitted with a three piece suite in white comprising: shower cubicle, low level w.c., wash hand basin with mixer tap, extractor fan, radiator, vinyl tile floor covering, fully tiled walls, obscure uPVC double glazed window.

#### LANDING

Galleried landing with fitted carpeting, uPVC double glazed window, access to a part boarded loft.

#### BEDROOM ONE

13' 6" x 9' 0" (4.11m x 2.74m) With front aspect uPVC double glazed window, fitted wardrobe, bedside cabinet, dressing table, fitted carpeting, radiator.

#### BEDROOM TWO

9' 8" x 9' 0" (2.95m x 2.74m) With rear aspect uPVC double glazed window with blinds, fitted carpeting, radiator.

### BEDROOM THREE

9' 6" x 6' 4" (2.9m x 1.93m) With front aspect uPVC double glazed window with blinds, fitted carpeting, radiator, cupboard housing the Worcester combi boiler.

### BATHROOM

Fitted with a three piece suite in white comprising panelled bath with shower over, low level w.c, wash hand basin, fully tiled walls, vinyl tile floor covering, radiator, obscure uPVC double glazed window.

### EXTERNALLY

To the front of the property there is a block paved and tarmac driveway providing off road parking for up to four cars and gated side access. The totally private rear garden has a lawn area, patio area, water supply, side access and boundary fencing.

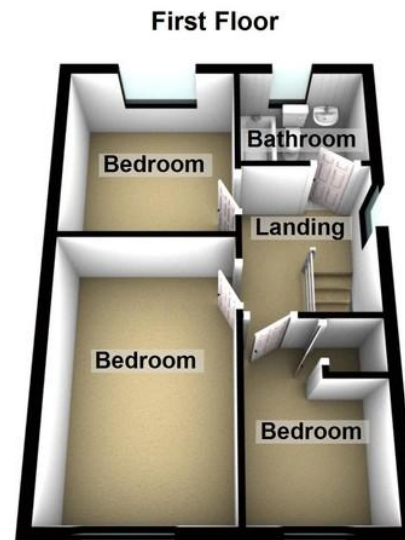
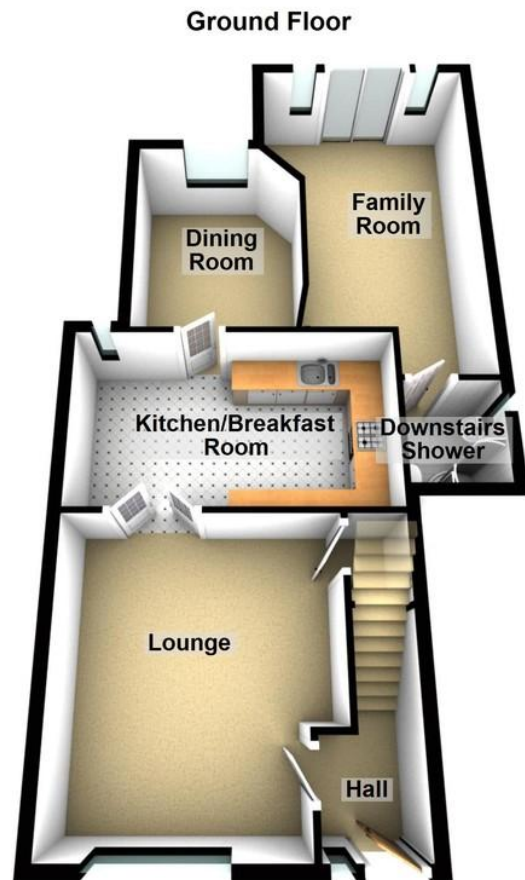
### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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