



Westbury Way

Royton, Oldham

Offers In Excess Of £249,950

- Semi-Detached Dormer Bungalow
- Three Bedrooms, One En-suite
- Fabulous Modern Fitted Kitchen
- Solid Roof Living Room/Conservatory

- Utility Room
- Driveway & Detached Garage
- Enclosed Rear Garden
- EPC Rating - D



Offered in fantastic condition throughout is this beautifully presented dormer bungalow nestled in a small cul-de-sac location in the sought after Westbury Way in Royton. Accommodation comprises of: entrance hallway, large lounge, shower room, recently fitted kitchen, utility room, large conservatory/lounge and two bedrooms to the ground floor and an en-suite master bedroom to the first floor. Externally there is an East facing garden with artificial lawn area, a detached garage and driveway providing off road parking for four vehicles. The property benefits from gas central heating by means of a fully serviced combi boiler, uPVC double glazing throughout and an intruder alarm system. To appreciate the finish of this beautiful home viewing is highly recommended.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, staircase to the first floor, storage cupboard, radiator.

LOUNGE

19' 0" x 12' 0" (5.79m x 3.66m) With uPVC double glazed Box window with fitted blinds, laminate floor covering, stone surround fireplace and hearth with gas fire, two radiators, wall lights.

SHOWER ROOM

Fitted with a three piece suite comprising of: large shower cubicle, low level w.c, wash hand basin with storage cupboard below, extractor fan, vinyl floor covering, fully tiled walls, radiator, obscure uPVC double glazed window with fitted blind.

BEDROOM ONE

12' 2" x 11' 7" (3.71m x 3.53m) With fitted carpeting, lighting, radiator.

BEDROOM THREE

10' 9" x 6' 8" (3.28m x 2.03m) With front aspect uPVC

double glazed window, laminate floor covering, radiator.

INNER HALLWAY

With laminate floor covering, access to the utility room and kitchen.

UTILITY ROOM

10' 0" x 6' 2" (3.05m x 1.88m) With fitted wall and base units, worktops, sink unit with mixer tap, space for a tumble dryer, plumbed for an automatic washing machine, tiled walls, laminate floor covering, integrated fridge, uPVC double glazed window.

KITCHEN

16' 8" x 11' 9" (5.08m x 3.58m) Recently fitted with a superb range of contrasting two tone, handle less, touch opening, wall and base units, solid Granite worktops, floating central island with breakfast bar with seating for four, inset sink unit with spray tap, designer extractor fan

with hob and glass splash back, double oven, further single oven, integrated microwave, fridge/freezer and dishwasher, designer radiator, glazed doors to the living room/conservatory, ornate ceiling with spotlighting, under lighting, uPVC double glazed window, Rock stable door to side.

LIVING ROOM/CONSERVATORY

19' 0" x 12' 4" (5.79m x 3.76m) uPVC double glazed construction and low brick walls, recently fitted solid roof with spotlighting, laminate floor covering, two radiators, French doors to rear garden, fitted shutter blinds throughout.

LANDING

With fitted carpeting and storage cupboard.

BEDROOM TWO

12' 7" x 11' 7" (3.84m x 3.53m) With front aspect uPVC double glazed window, fitted carpeting, three fitted double

wardrobes, radiator, bedside cabinets, Velux roof window with fitted blind.

ENSUITE

6' 6" x 6' 2" (1.98m x 1.88m) Fitted with a three piece suite comprising of: shower cubicle, low level w.c, wash hand basin, extractor fan, chrome towel rail, vinyl floor covering, obscure uPVC double glazed window.

SAUNA ROOM

Pine clad sauna room.

GARAGE

Detached garage with up and over door, light and power.

EXTERNALLY

To the front of the property there is a large driveway providing off road parking for up to four vehicles and a car port with lighting. The rear garden has a Marshall stone patio area, artificial lawn, ornate stone area, outside lighting,

boundary fencing and side access.

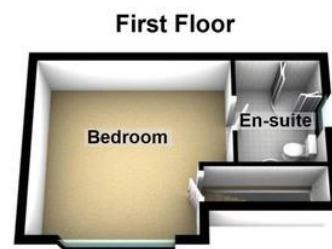
ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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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