



56 Wetherby Drive, Royton, Oldham, Lancashire, OL2 5SZ

This is a most attractive and substantially extended, modern end town house in a pleasing position on Wetherby Drive on the popular and well regarded Thorp Farm development and is within easy reach of local schools, Royton centres, all amenities and Tandle Hill country park is a short distance away. The accommodation comprises; entrance porch, hallway, lounge, dining area, extended kitchen, extended fourth

£159,950

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PORCH With uPVC construction.

HALLWAY With composite entrance door, radiator, fitted carpeting.

LOUNGE 14' 2" x 13' 10" (4.32m x 4.22m) With uPVC double glazed window, radiator, fitted carpeting, living flame fire in feature stone fireplace.

DINING AREA 10' 6" x 8' 10" (3.2m x 2.69m) With uPVC double glazed window, radiator, fitted carpeting, uPVC French doors onto rear garden.

BEDROOM FOUR/TV ROOM/SECOND LOUNGE 9' 7" x 9' 2" (2.92m x 2.79m) With uPVC double glazed window, radiator, laminate flooring.



GROUND FLOOR WC With low level WC, wash hand basin, tiled walls, uPVC double glazed window, spotlighting.

EXTENDED KITCHEN 20' 0" x 7' 8" (6.1m x 2.34m) With modern fitted wall and base units including inset stainless steel sink unit, built in Indesit oven with microwave, electric hob and extractor hood, integrated dishwasher, integrated washer, uPVC double glazed window, uPVC rear door, under stairs cupboard, spotlighting.

FIRST FLOOR

BEDROOM ONE 13' 0" x 10' 3" (3.96m x 3.12m) With mirror fronted fitted wardrobes, radiator, fitted carpeting, uPVC double glazed window.



BEDROOM TWO 11' 5" x 9' 5" (3.48m x 2.87m) With uPVC double glazed window, radiator, fitted carpeting.

BEDROOM THREE 7' 10" x 7' 1" (2.39m x 2.16m) With uPVC double glazed window, radiator, fitted carpeting.

BATHROOM 8' 3" x 6' 3" (2.51m x 1.91m) Recently refitted modern suite with panelled bath, built in wash hand basin in vanity unit, built in WC, separate shower cubicle, spotlighting, panelled ceiling, heated towel rail.

EXTERNALLY There is a front garden area with driveway parking, side garden area and rear garden area widening out with a decked patio.

ADDITIONAL INFORMATION TENURE: Leasehold, approximately £20 per annum, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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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