



## 7 Dorchester Drive, Royton, Oldham OL2 5AU

This is an extended, semi-detached bungalow style property in this sought after and pleasing location on Dorchester Drive, which is a well regarded crescent off Cumberland Drive, off Sheepfoot Lane and consequently within easy reach of all amenities.

£124,950

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This is an extended, semi-detached bungalow style property in this sought after and pleasing location on Dorchester Drive, which is a well regarded crescent off Cumberland Drive, off Sheepfoot Lane and consequently within easy reach of all amenities. The accommodation comprises; L-shaped hallway, lounge, kitchen, two bedrooms and lean to extension at ground level (requires attention) and there is also a third bedroom first floor level. Externally there are garden areas to the front and rear with a side driveway leading to a garage and a general programme of improvement would be required to maximise the considerable potential available. Viewing recommended.

**HALLWAY** With uPVC entrance door, uPVC double glazed window, radiator, laminate flooring.

**LOUNGE** 17' 3 max" x 11' 0" (5.26m x 3.35m) With uPVC double glazed window, two panel radiators, laminate flooring.

**KITCHEN** 10' 0" x 9' 6" (3.05m x 2.9m) With fitted wall and base units with stainless steel sink unit, uPVC double glazed window.

**BEDROOM ONE** 15' 5" x 11' 0" (4.7m x 3.35m) With fitted wardrobes, two radiators.

**BEDROOM TWO** 10' 0" x 7' 10" (3.05m x 2.39m) With single glazed window, radiator, laminate flooring.



**BATHROOM** With three piece suite white comprising of panelled bath, pedestal wash hand basin and low level w.c, fully tiled walls, radiator, double glazed window.



### FIRST FLOOR

**BEDROOM THREE** 17' 11" x 17' 2 max" (5.46m x 5.23m) With uPVC double glazed windows to the front and rear, fitted wardrobes, radiator, built in eaves cupboard.



**EXTERNALLY** There are garden areas to the front and rear with a side driveway leading to a garage and a general programme of improvement would be required to maximise the considerable potential available.

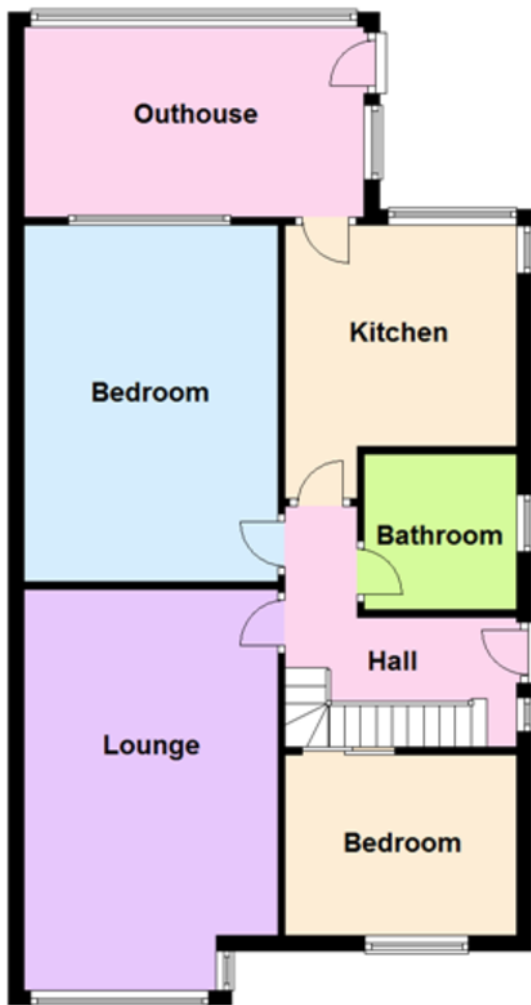
**ADDITIONAL INFORMATION TENURE:** Freehold.  
Solicitors to confirm details.

**COUNCIL BAND:** C.

**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.



### 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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