



37 Denbydale Way, Royton, Oldham, Lancashire, OL2 5TN

This is a particularly spacious, pleasing semi-detached dormer property occupying a highly desirable position on the Thorp Farm development looking down Camberwell Way and beyond to the front and with the tennis courts at Royton cricket club and pleasing moorland views to the rear. The living accommodation comprises;

£169,950

This is a particularly spacious, pleasing semi-detached dormer property occupying a highly desirable position on the Thorp Farm development looking down Camberwell Way and beyond to the front and with the tennis courts at Royton cricket club and pleasing moorland views to the rear. All amenities, local schools and Royton town centre are within easy reach and the living accommodation comprises; hallway, through lounge, spacious dining kitchen, rear porch and large fully tiled bathroom at ground level with three good size bedrooms to the first floor, with en suite to the main bedroom. The property has gas central heating, double glazing and externally there are good size level gardens to the front and rear with long block paved driveway, brick built garage and rear flagged patio area with timber shed. Viewing strongly recommended.

HALLWAY With uPVC entrance door, covered radiator, laminate flooring, stairs to the first floor.

THROUGH LOUNGE 20' 11" x 10' 8" (6.38m x 3.25m) Spacious through lounge with uPVC double glazed bay window with fitted blind the front, uPVC double glazed window to the rear, gas fire in stone fireplace, radiator, fitted carpeting.

DINING KITCHEN 13' 10" x 11' 10" (4.22m x 3.61m) With fitted modern wall and base units, integrated fridge and dishwasher, plumbed for washer, two double glazed windows, part tiled walls, two panel radiators, spotlighting, laminate flooring.

REAR PORCH With uPVC construction.

BATHROOM 8' 9" x 6' 10" (2.67m x 2.08m) Spacious bathroom with corner bath, wash hand basin and low level WC, tiled walls, double glazed window, radiator.



FIRST FLOOR

BEDROOM ONE 15' 2" x 11' 0" (4.62m x 3.35m) With uPVC double glazed window with fitted blind and views, radiator, fitted carpeting, two built in cupboards.



EN SUITE WC With low level WC, wash hand basin.

BEDROOM TWO 12' 0" x 10' 6" (3.66m x 3.2m) With uPVC double glazed window with fitted blind and views, radiator, fitted carpeting.



BEDROOM THREE 10' 8" x 8' 7" (3.25m x 2.62m) With uPVC double glazed window with fitted blind and views, radiator, fitted carpeting.

EXTERNALLY There are good size level gardens to the front and rear with long block paved driveway, brick built garage and rear flagged patio area with timber shed.

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

COUNCIL BAND: C.

VIEWING ARRANGEMENTS: Strictly by appointment
with the agents.



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Total area: approx. 1039.8 sq. feet

Additional information and viewing

Services: None of the services have been tested by the agent.

Local authority:

Viewing strictly by appointment with Alan Kirkham.

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