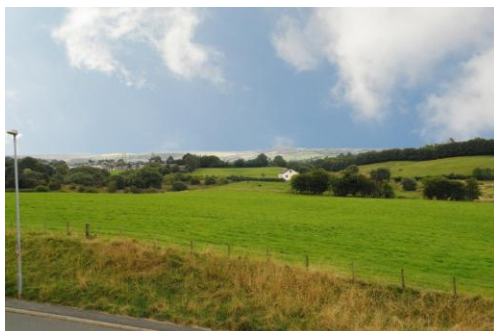




93 Fir Lane, Royton, Oldham, OL2 6TF

With open views over surrounding countryside is this 2/3 bedroom, semi detached, dormer bungalow with off road parking by means of a driveway and garage. Externally there is an enclosed low maintenance, block paved, rear garden. Viewing recommended.

£180,000

With open views over surrounding countryside is this 2/3 bedroom, semi detached, dormer bungalow with off road parking by means of a driveway and garage. Externally there is an enclosed low maintenance, block paved, rear garden. Internally comprising: entrance porch, hallway, dining room/bed four, breakfast room/kitchen, lounge and bedroom three to the ground floor. There are two bedrooms, one with walk in wardrobe, and bathroom to the first floor. The property benefits from gas central heating, double glazing and is offered for sale with vacant possession/no chain.

ENTRANCE PORCH Enclosed porch with tiled floor and uPVC double glazed entrance door with glazed panels.

HALLWAY With fitted carpeting, radiator, open plan staircase leading to the first floor.

DINING ROOM 10' 4" x 9' 4" (3.15m x 2.84m) With fitted carpeting, radiator. Potential to use as a bedroom.

BREAKFAST KITCHEN 15' 2" x 10' 6" (4.62m x 3.2m) With fitted wall and base units, work tops, free standing gas cooker, stainless steel sink unit, plumbed for washing machine, splash back tiling, fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed door.

LOUNGE 17' 5" x 10' 4" (5.31m x 3.15m) With fitted carpeting, two radiators, uPVC double glazed window.

STUDY/BEDROOM 3 10' 5" x 9' 4" (3.18m x 2.84m) With fitted carpeting, two radiators, uPVC double glazed window.

FIRST FLOOR

BEDROOM ONE 15' 4" x 10' 5" (4.67m x 3.18m) With walk in wardrobes, (10'5 x 5'6), fitted carpeting, uPVC double glazed window.



BEDROOM TWO 9' 8" x 9' 4" (2.95m x 2.84m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM 9' 2" x 5' 0" (2.79m x 1.52m) With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., gold coloured shower taps, tiled walls, fitted carpeting, radiator, uPVC double glazed obscure window, large storage cupboard.

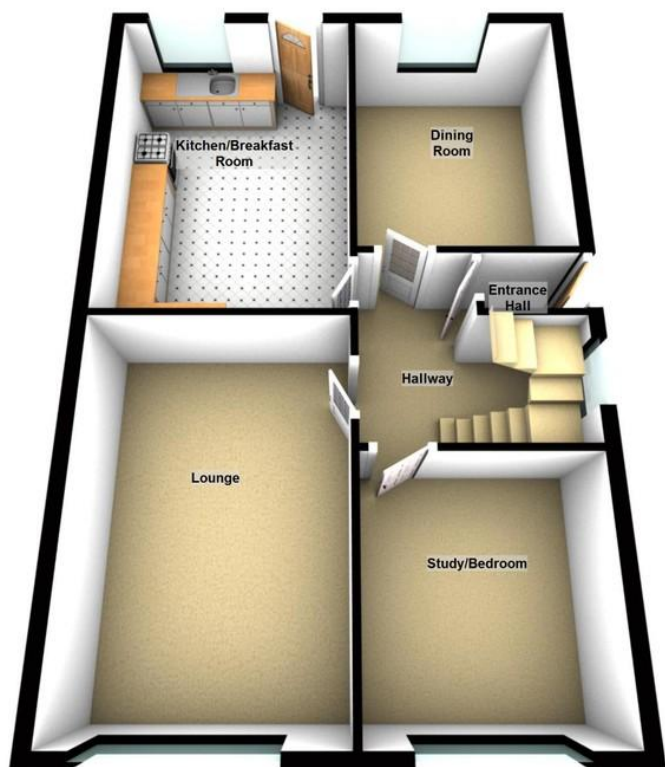


GARAGE 16' 9" x 10' 6" (5.11m x 3.2m) With up and over door. The garage is under the property.
EXTERNALLY There is an enclosed, low maintenance, block paved garden with large wooden shed.

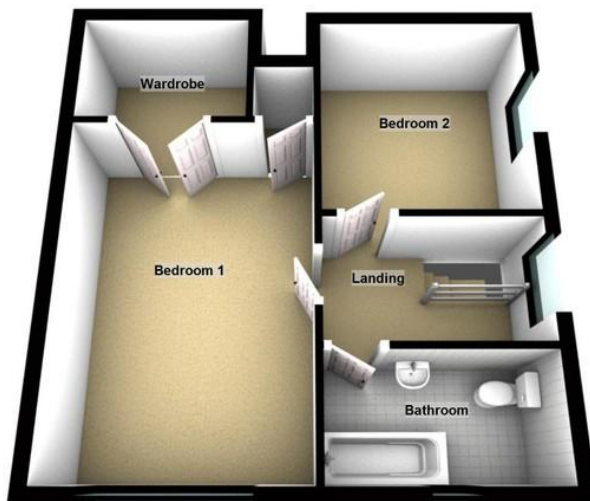


ADDITIONAL INFORMATION TENURE: Leasehold, Solicitor to confirm details. **COUNCIL BAND:** C
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Alan Kirkham or its employees nor do such sales details form part of any offer or contract.