



Cecil Street

Royton, Oldham

Offers in Excess of
£200,000

- Semi Detached Bungalow
- Three Fitted Bedrooms
- Two Shower Rooms
- Modern Fitted Kitchen
- Garage & Driveway
- Private Rear Garden
- No Chain
- EPC Rating - D



Located in this tucked away spot in Royton is this lovely extended three bedroom semi detached family home. This super property is offered in excellent condition throughout. Accommodation comprising: entrance porch, hallway, dining area, large lounge, ground floor bedroom and bathroom. To the first floor two further bedrooms and a shower room. Externally a gorgeous private rear garden overlooking woodland and a garage and driveway providing off road parking.

ENTRANCE PORCH

uPVC double glazed construction with fitted carpeting, radiator, hardwood door.

DINING AREA

15' 2" x 9' 6" (4.62m x 2.9m) With uPVC double glazed window with blind, fitted carpeting, under stairs storage cupboard, radiator, coving, open plan hallway.

BEDROOM ONE

13' 5" x 11' 1" (4.09m x 3.38m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, a range of fitted wardrobes, drawer set and bedside cabinet.

LOUNGE

22' 8" x 11' 1" (6.91m x 3.38m) With rear aspect uPVC double glazed window, fitted carpeting, two radiators, electric fire with stone hearth and surround, four wall light sockets, coving, spotlighting.

BATHROOM

Fitted with a three piece suite comprising: walk in shower with screen, inset sink unit with storage cupboard below, inset w.c, built in mirror, shaver point, chrome towel radiator, ornate ceiling with spotlights, obscure uPVC double glazed window.

KITCHEN

18' 2" x 9' 5" (5.54m x 2.89m (max)) With fitted wall and base units, worktops, fridge and freezer, double oven, four ring hob, extractor fan, integrated dishwasher, plumbed for a washing machine, stainless steel sink unit with mixer tap, ornate ceiling with spotlights, under lighting, radiator, three uPVC double glazed windows with fitted blinds.

LANDING

With fitted carpeting, eaves storage.

BEDROOM TWO

15' 4" x 6' 11" (4.67m x 2.11m) With rear aspect uPVC double glazed Velux roof window with fitted blind, fitted carpeting, wardrobes, eaves storage cupboard.

BEDROOM THREE

6' 8" x 10' 4" (2.03m x 3.15m) With front aspect uPVC double glazed Velux roof window with fitted blind, fitted carpeting, radiator, wardrobes, two wall lights.

SHOWER ROOM

Fitted with a three piece suite comprising: shower cubicle, low level w.c wash hand basin, Velux roof window with fitted blind.

GARAGE

With up and over door, light, power and door to rear.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for up to four cars leading to the garage with a lawn to the front with brick retaining walls. The rear garden overlooks open woodland and has artificial grass, patio area, large garden shed with power, water supply and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

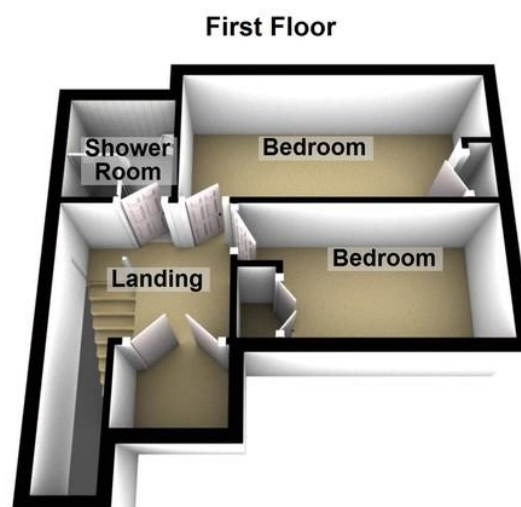
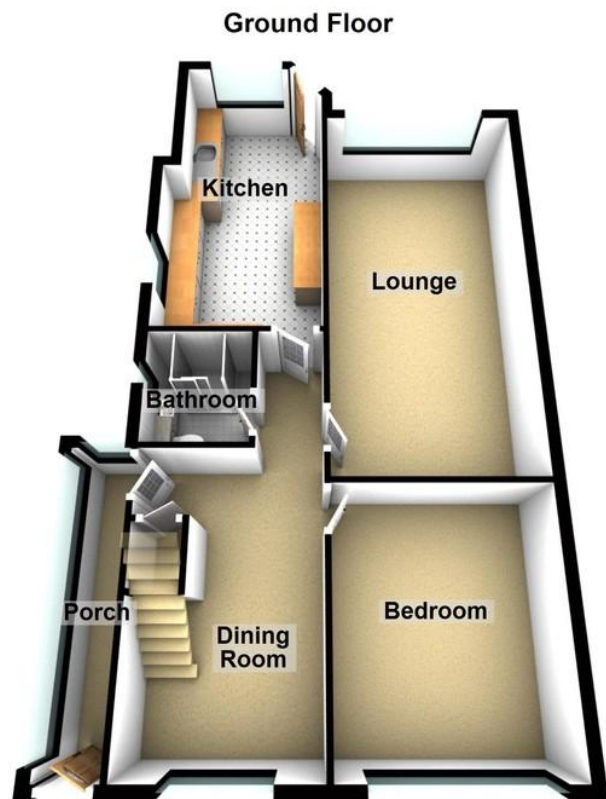
COUNCIL BAND: C

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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