



Larchfield Close

Royton, Oldham

£275,000

- Detached Family Home
- No Chain
- Four Bedrooms, Master Bedroom En-Suite
- Modern Fitted Kitchen & Utility Room
- Driveway Parking & Garage
- Gardens To The Front & Rear
- Popular Location
- EPC Rating - B



Offered for sale is this beautifully presented four bedroom detached family home located in this small select cul de sac in Royton. Built in 2016 by Morris Homes known as the Appleton 2 design with accommodation comprising: entrance hallway, lounge, kitchen/diner, utility room, cloakroom, four bedrooms (master en-suite) and a family bathroom. Externally a private rear garden and a driveway for two cars.

ENTRANCE HALLWAY

With Composite entrance door, staircase rising to the first floor, radiator.

LOUNGE

16' 4" x 11' 2" (4.98m x 3.4m) With front aspect uPVC double glazed Bay window with recently fitted blind, fitted carpeting, two radiators, TV point, under stairs storage cupboard, BT point.



KITCHEN/DINER

17' 1" x 13' 4" (5.21m x 4.06m) With fitted wall and base units, worktops, integrated fridge/freezer, Neff double oven, gas hob and extractor fan, one and a quarter bowl stainless steel sink unit with mixer tap, breakfast bar, TV, under lighting, spotlighting, vinyl floor covering, radiator, uPVC double glazed French doors with recently fitted blinds.

UTILITY ROOM

6' 5" x 5' 11" (1.96m x 1.8m) With dual aspect uPVC double glazed windows with recently fitted blinds, fitted base units, worktops, stainless steel sink unit with mixer tap, integrated Neff dishwasher, plumbed for a washing machine, extractor fan, vinyl floor covering, radiator.

CLOAKROOM/WC

5' 11" x 2' 9" (1.8m x 0.84m) Fitted with a two piece suite in white comprising: low level w.c., wash hand basin, tiled splash backs, vinyl floor covering, radiator.



LANDING

BEDROOM ONE

12' 2" x 10' 3" (3.71m x 3.12m) With front aspect uPVC double glazed window, fitted hi gloss wardrobes, fitted carpeting, radiator, TV point.

ENSUITE

7' 5" x 3' 10" (2.26m x 1.17m) Fitted with a three piece suite in white comprising: large shower cubicle, wash hand basin with mixer tap, low level w.c., chrome towel radiator, vinyl floor covering, spotlighting, obscure uPVC double glazed window.

BEDROOM TWO

12' 2" x 8' 8" (3.71m x 2.64m) With front aspect uPVC double glazed window, cupboard housing the water tank, fitted carpeting, radiator.

BEDROOM THREE

9' 11" x 8' 8" (3.02m x 2.64m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM FOUR

10' 1" x 7' 5" (3.07m x 2.26m) With rear aspect uPVC double glazed window, fitted carpeting, radiator, BT point.

BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m) Fitted with a three piece suite in white comprising: panelled bath with shower over, low level w.c., wash hand basin, fully tiled walls, laminate floor covering, , chrome towel rail, extractor fan, spotlighting, obscure uPVC double glazed window.

GARAGE

17' 6" x 8' 5" (5.33m x 2.57m) With up and over door, Potterton combi boiler, light and power

EXTERNALLY

To the front of the property there is a driveway leading to the garage providing off road parking for two cars, lawn and gate to rear. The rear garden has a lawn, patio area, water supply, power supply and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: D

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.



Ground Floor



First Floor



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