KIRKHAM
PROPERTY | LEGAL | FINANCIAL

Crocus Drive

Royton, Oldham

£255,000

- Extended Detached Property
- Four Bedrooms, One G.F
- Lounge and Dining Room
- Kitchen and Utility
- Conservatory
- Three Car Driveway
- South Facing Rear Garden
- EPC Rating-D

No Chain - A superbly presented and extended detached family home located in this lovely cul-de-sac in Royton. Built in 1996. This immaculate home is presented in a wonderful condition and offers versatile accommodation comprising, front entrance porch, hall, lounge, kitchen, dining room, utility room, conservatory, second lounge/bedroom five, ground floor bedroom, three further bedrooms, one with newly fitted ensuite, and family bathroom to the first floor. Externally there is a South facing rear garden and off road parking by means of a driveway for three cars.

ENTRANCE PORCH

With uPVC double glazed entrance door, tiled floor, uPVC double glazed door leading to the hall.

HALL

With laminate flooring, radiator, coving and staircase leading to the first floor.

LOUNGE

16' 4" x 12' 5" (4.98m x 3.78m) With fitted carpet, two radiators, under-stairs storage cupboard, gas fire, designer surround with granite hearth and uPVC double glazed bay window.

KITCHEN/DINER

24' 2" x 13' 6" (7.37m x 4.11m) With Shaker style fitted wall and base units, work tops, sink unit with drainer, fridge freezer, integral dishwasher, two radiators, wine rack, breakfast bar, double oven, chimney extractor, spotlights, Velux window, uPVC double glazed window, uPVC double glazed door.

UTILITY ROOM

7' 4" x 5' 0" (2.24m x 1.52m) With base units, work tops, plumbed for washing machine, storage cupboards, laminate floor covering, uPVC double glazed Velux window.

GARDEN ROOM

16' 0" x 7' 8" (4.88m x 2.34m) This room could be used in a number of ways, possible 2nd lounge, study/office/guest bedroom. With laminate flooring, radiator, spotlights, coving, uPVC double glazed French doors.

CONSERVATORY

13' 7" x 11' 2" (4.14m x 3.4m) With uPVC double glazed French doors, uPVC sills, ceiling fan, tiled floor.

BEDROOM

16' 7" x 7' 4" (5.05m x 2.24m) With fitted carpeting, radiator, coving and uPVC double glazed window.

FIRST FLOOR LANDING

With fitted carpeting, overhead storage cupboard, access to the part boarded loft via loft ladder, uPVC double glazed window.

BEDROOM ONE

10' 5" x 9' 2" (3.18m x 2.79m) With fitted H plan wardrobes, radiator, coving and uPVC double glazed window.

ENSUITE SHOWER ROOM

With newly fitted two piece suite comprising low level w.c., wash hand basin, waterfall shower, tiled floor, chrome towel radiator, spotlights, uPVC double glazed obscure window.

BEDROOM TWO

9' 6" x 9' 3" (2.9m x 2.82m) With fitted carpeting, radiator and uPVC double glazed window.

BEDROOM THREE

9' 11" x 6' 2" (3.02m x 1.88m) With fitted wardrobes, fitted carpet, radiator and uPVC double glazed window.

BATHROOM

With fitted three piece suite in white comprising Jacuzzi bath, wash hand basin, low level w.c., shower over the bath, extractor fan, chrome towel radiator, spotlights and uPVC double glazed obscure window.

EXTERNALLY

There is a garden forecourt with off road parking for three cars by means of a block paved driveway. An enclosed South facing rear garden with lovely patio area and lawn, with views beyond.

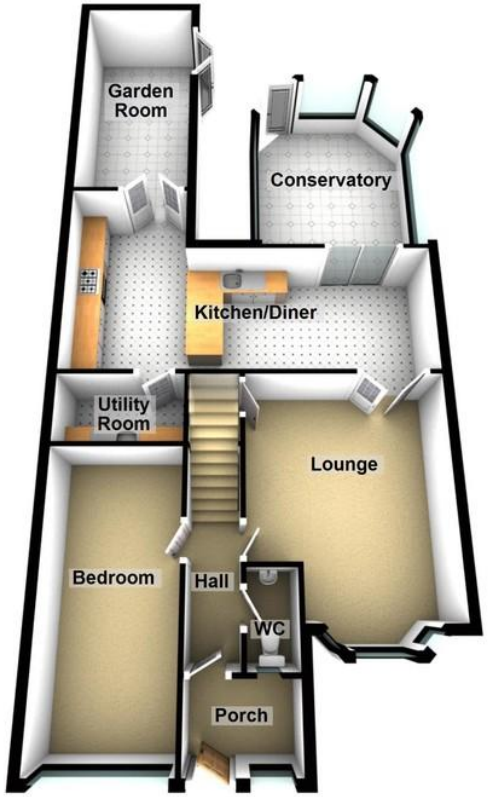
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

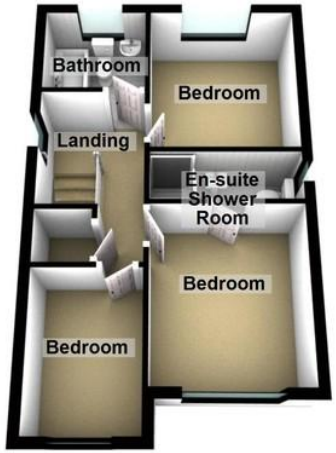
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.