



3 Delta Close, Royton, Oldham OL2 5DR

This is an immaculately presented, beautifully appointed detached true bungalow in a sought after location. The property has been completely refurbished in recent years to a high specification and viewing is highly recommended.

£225,000
NO CHAIN

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This is an immaculately presented, beautifully appointed detached true bungalow in a sought after location approximately half a mile from Royton centre and also within easy reach of the North West motorway network at North Chadderton. The property has been completely refurbished in recent years to a high specification and now briefly comprises; hallway, lounge with study/original third bedroom, superbly fitted kitchen, fitted master bedroom, bedroom two/dining room, conservatory, fully tiled shower room. The property has gas central heating, uPVC double glazing and externally there is a front garden area, long tarmac driveway leading to the detached brick garage and a very impressive patio style rear garden with wrought iron rails, water feature, lower artificial lawn area with large shed, garden lights and generally sunny aspect with pleasing outlook. Double electric points on the external walls front and the back of the property. There is also a monitored security system and viewing is recommended.

HALLWAY L-shaped hallway with laminate flooring, radiator, spotlighting, uPVC entrance door.

LOUNGE 19' 4" x 11' 1" (5.89m x 3.38m) With uPVC Georgian style front window with small uPVC side windows, living flame fire in feature surround, laminate flooring. Total sunblock blinds. 2 x radiators



ORIGINAL BEDROOM THREE/STUDY 9' 3" x 7' 6" (2.82m x 2.29m) With built in desk and cupboard and shelf units, uPVC double glazed window, radiator, laminate flooring. Total sunblock blinds.



KITCHEN 9' 3" x 8' 2" (2.82m x 2.49m) Recently refitted and well planned with matching high gloss white wall and base units with integrated fridge and freezer, double oven and microwave, integrated dishwasher, inset sink unit with waste disposal, carousel units in corner cupboard, glass wall tiling, galaxy style floor tiling with plinth lighting.



MASTER BEDROOM 14' 1" x 9' 7" (4.29m x 2.92m) With fitted wardrobes, bedside cabinets and window seat, uPVC double glazed window, radiator, laminate flooring. Total sunblock blinds.



BEDROOM TWO/DINING ROOM 10' 9" x 8' 7" (3.28m x 2.62m) With laminate flooring, radiator, double glazed patio window leading to conservatory.

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CONSERVATORY 9' 8" x 9' 5" (2.95m x 2.87m) With uPVC double glazed construction, fitted blinds, radiator, laminate flooring. Total sunblock blinds.



SHOWER ROOM Superbly fitted wetroom style shower room with large walk-in shower unit, wash hand basin and WC, tiled walls, heated towel rail, panelled ceiling with spotlighting, panelled walls, heated floor.



GARAGE Hot and Cold water with electric. Plumbing for a washing machine.

EXTERNALLY There is a front garden area, long Tarmac driveway leading to the detached brick garage and a very impressive patio style rear garden with wrought iron rails, water feature, lower artificial lawn area with large shed, garden lights and generally sunny aspect with pleasing outlook.



ADDITIONAL INFORMATION TENURE:

Leasehold, approximately £35 per annum, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

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

Local authority:

Viewing strictly by appointment with Alan Kirkham.

Royton Office

64 Rochdale Road

Royton

Oldham

OL2 6QJ

0161 626 9789

royton@alankirkham.co.uk

www.alankirkham.co.uk

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