

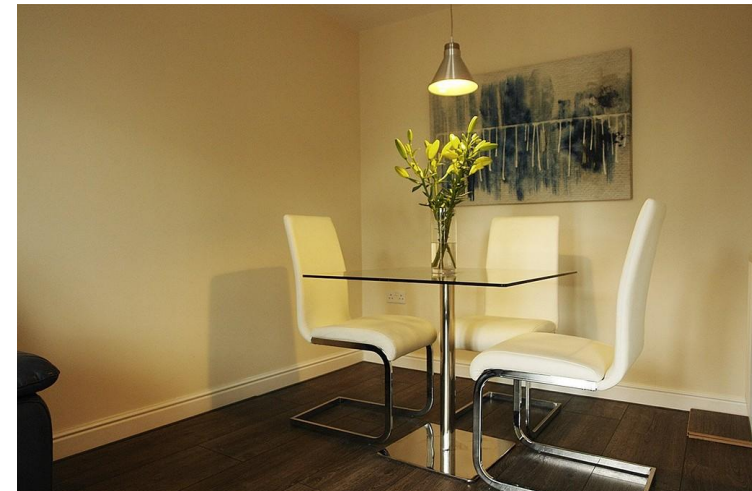


75 The Fairways

Royton, Oldham

£189,950

- Three Storey End Town House
- Three Double Bedrooms
- Master Bedroom En-Suite
- Kitchen/Diner With Breakfast Balcony
- Solar Panels
- South Facing Garden
- Garage & Driveway
- EPC Rating - B



This spacious three bedroom, three storey, end town house is conveniently located for access to Royton centre and all associated amenities. Accommodation briefly comprises: entrance hall, utility/shower room and bedroom three to the ground floor, lounge/diner, kitchen/diner and with breakfast balcony to the first floor and two further bedrooms with master en-suite and a family bathroom to the second floor. Externally there is a driveway to the front of the property leading to an integral garage providing off road parking and an enclosed South facing garden to the rear. The property benefits from uPVC double glazing, gas central heating, an intruder alarm system and solar panels.

ENTRANCE HALL

With front entrance door, laminate floor covering, cloakroom storage cupboard, radiator.

UTILITY ROOM/SHOWER ROOM

9' 6" x 6' 8" (2.9m x 2.03m) Fitted with a three piece suite

comprising shower cubicle, low level w.c, wash hand basin, tiled floor covering, radiator, boiler, plumbing for a washing machine, uPVC double glazed window.

BEDROOM THREE

10' 3" x 10' 5" (3.12m x 3.18m) With rear aspect uPVC double glazed French doors, laminate floor covering, radiator.

FIRST FLOOR LANDING

With a recently fitted carpet, radiator, uPVC double glazed window.

KITCHEN/DINER

15' 1" x 11' 1" (4.6m x 3.38m) Fitted with wall and base units, worktops, plumbing for a dishwasher, stainless steel sink unit with mixer tap, tiled splash backs, space for a fridge freezer, gas hob, electric oven, chimney hood extractor fan, under lights, vinyl cushion floor covering,

radiator, uPVC double glazed French doors leading to the breakfast balcony.

LOUNGE/DINING ROOM

15' 2" x 15' 8" (4.62m x 4.78m) With front aspect uPVC double glazed French doors and Juliette balcony, laminate floor covering, two radiators.

SECOND FLOOR LANDING

With fitted carpeting, access via a ladder to a fully boarded loft with light and power.

BEDROOM TWO

13' 3" x 9' 1" (4.04m x 2.77m) With two rear aspect uPVC double glazed windows, fitted wardrobe, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite in white comprising panelled

bath, low level w.c, wash hand basin, tiled floor covering, extractor fan, shaver point.

BEDROOM ONE

12' 5" x 9' 8" (3.78m x 2.95m) With two front aspect uPVC double glazed windows, fitted wardrobe with sliding doors, fitted carpeting, radiator.

ENSUITE

Fitted with a three piece suite comprising shower cubicle, low level w.c, wash hand basin with mixer tap, fully tiled walls and floor, extractor fan, shaver point.

GARAGE

Integral garage with up and over door, light, power, door to hallway.

EXTERNALLY

To the front of the property there is a stone driveway providing off road parking for up to three cars. The south

facing rear garden has a decked patio area, lawn area, water supply, power sockets, boundary fencing and a gate leading to the front.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

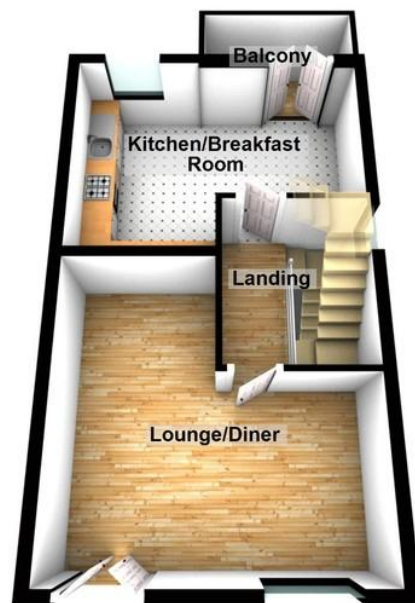
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Second Floor



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Oldham
OL2 6QJ

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

royton@kirkham-property.co.uk

0161 626 9789

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

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