



25 Fir Lane, Royton, Oldham, OL2 6TY

A great opportunity to purchase this good sized, three bed, semi detached home conveniently situated for Royton centre and the motorway connections. Enclosed, private fully decked rear garden. Off road parking for two cars. Conveniently situated for access to local schools, parks, open countryside, Shaw and Oldham centres. No Chain.

£144,950

25 Fir Lane, Royton, Oldham, OL2 6TY

A great opportunity to purchase this good sized three bedroom, semi detached home conveniently situated for Royton centre and the motorway connections. Internally comprising: entrance hall, lounge diner, fitted kitchen and dining room to the ground floor level with three good sized bedrooms and bathroom to the first floor level. Externally there is an enclosed rear garden which is fully decked and is not overlooked. The property benefits from gas central heating and double glazing. Conveniently situated for access to local schools, parks, open countryside, Royton, Shaw and Oldham centres, amenities and public transport links.

ENTRANCE HALL With uPVC double glazed entrance door, door leading to the lounge diner

LOUNGE DINER 22' 0" x 12' 9" (6.71m x 3.89m) With laminate floor covering, two radiators, staircase leading to the first floor, dual aspect uPVC double glazed windows.

KITCHEN 11' 6" x 8' 10" (3.51m x 2.69m) With fitted wall and base units, work tops, one and a quarter bowl stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, integral fridge freezer, gas hob, electric oven, chimney extractor, under-lighting, tiled floor, cupboard housing the boiler, uPVC double glazed window, uPVC double glazed door leading to the garden, door leading to the dining room.

DINING ROOM 16' 2" x 8' 7" (4.93m x 2.62m) With laminate floor covering, radiator, window. Converted garage currently being used as a bedroom.

FIRST FLOOR LANDING With access to the loft.

BEDROOM ONE 13' 10" x 9' 0" (4.22m x 2.74m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM TWO 10' 11" x 8' 11" (3.33m x 2.72m) With built in double wardrobe, laminate floor covering, radiator, uPVC double glazed window.

BEDROOM THREE 12' 9" x 7' 5" (3.89m x 2.26m)

With laminate floor covering, radiator, uPVC double glazed window.

BATHROOM 9' 3" x 8' 11" (2.82m x 2.72m) With four piece suite in white comprising panelled bath, wash hand basin, low level w.c, double shower cubicle, tiled floor, tiled walls, spotlighting, two uPVC double glazed obscure windows.



EXTERNALLY There is an enclosed rear fully decked garden which is not overlooked with boundaries and gated access. Low maintenance side garden and gated access. There is off road parking for two cars.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

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

Viewing strictly by appointment with Alan Kirkham.

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