



22 Highfield Drive

Royton, Oldham

£229,500

- Four Bedroom
- Detached Property
- Front and Rear Garden
- Garage

- Conservatory
- Mater Fitted Bedroom + Ensuite
- Driveway for Two/Three Cars
- EPC Rating - D



A well presented four double bedroomed detached family home with off road parking by means of a driveway for two/three cars and a garage. The living accommodation comprises: hallway, cloaks/W.C., lounge, dining room, conservatory and a fitted kitchen to the ground floor. There is a master fitted bedroom with ensuite shower room, three further fitted bedrooms and a family bathroom to the first floor. There is upvc double glazing and gas central heating. Externally to the rear there is a lawned garden with shrub borders, fencing, two side access areas, outside lighting and a small small block paved area.

ENTRANCE HALL

uPVC door with scuff mat, laminate flooring, radiator and staircase to the first floor with small understair cupboard.

CLOAKROOM

Low-level W.C., pedestal wash hand basin, radiator, extractor fan, laminate flooring.

LOUNGE

17' 5" x 10' 4" (5.31m x 3.15m) Front aspect with uPVC double glazed window with box window blinds, coving, laminate flooring, gas fire/surround, a television point., radiator.

DINING ROOM

10' 4" x 9' 0" (3.15m x 2.74m) Rear aspect with coving, laminate flooring, radiator and sliding double glazed door to the conservatory.

KITCHEN

12' 4" x 11' 4" (3.76m x 3.45m) Dual aspect with white eye/base level units, roll top work surfaces, electric cooker with hob and extractor above, tiled floor, stainless steel sink with mixer taps, breakfast bar, radiator, uPVC door to the rear, cupboard housing plumbing for washer, door to garage, plumbing for dishwasher.

CONSERVATORY

14' 2" x 10' 5" (4.32m x 3.18m) French door to the rear with laminate flooring and fan.

LANDING

With airing cupboard, loft access, fitted carpeting, radiator.

BEDROOM ONE

14' 6" x 13' 0" (4.42m x 3.96m) Front aspect with uPVC double glazed window with box blinds, radiator, triple wardrobe, fitted carpeting, dressing table/drawers.

ENSUITE

Shower cubicle, low-level W.C., pedestal wash hand basin, radiator, fitted carpeting, uPVC double glazed window, extractor fan.

BEDROOM TWO

11' 9" x 8' 5" (3.58m x 2.57m) Front aspect with uPVC double glazed window, blinds, triple wardrobes, fitted carpeting, radiator.

BEDROOM THREE

9' 7" x 9' 6" (2.92m x 2.9m) Rear aspect with uPVC double glazed window, blinds, fitted carpeting, radiator, double wardrobe.

BEDROOM FOUR

10' 0" x 8' 3" (3.05m x 2.51m) Rear aspect with uPVC double glazed window, blinds, double wardrobes, fitted carpeting.

BATHROOM

White three piece suite, uPVC double glazed window, vinyl tile floor, shower above bath, extractor fan, radiator.

GARAGE

17' 3" x 8' 3" (5.26m x 2.51m) Internal garage with up and over door and a light and power supply. Boiler.

FRONT GARDEN

Block pave drive for two or three cars, lawn area with side access.

REAR GARDEN

Lawn area, shrub borders with fencing, two side access areas, outside lighting, small block paved area.

ADDITIONAL INFORMATION

TENURE - Freehold. To be confirmed by solicitors.

COUNCIL TAX BAND - D.

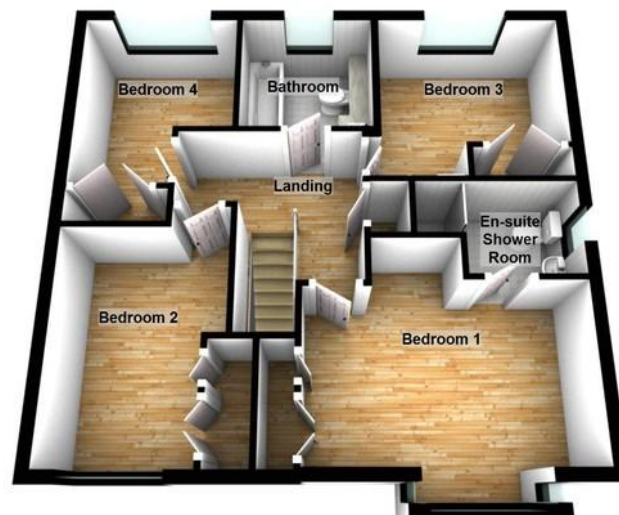
VIEWING ARRANGEMENTS - By appointment with the Royton office.



Ground Floor



First Floor



Royton Office
64 Rochdale Road
Royton
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