



8 Larchfield Close

, Royton

£164,750

- 3 Bedroom Mews Property
- Close To Royton Centre
- Ground Floor WC
- Integrated Appliances
- Dedicated Parking
- 10 Year NHBC Guarantee
- Fully Fitted Kitchen
- Blinds & Flooring Throughout



A three bedroom mews property situated on the popular new development "The Green" just off Bleasdale Street Royton. A versatile three bedroom mews home with ground floor WC, large lounge and kitchen/dining area with French doors leading to the garden. Whilst to the first floor there are three good sized bedrooms and a family bathroom. Royton town centre is a short distance walk away

ENTRANCE HALL

Composite door opens into entrance hall, scuff carpet, stairs, radiator, alarm.

LOUNGE

11' 7" x 15' 11" (3.53m x 4.85m) Front aspect upvc window, radiator, carpet, T.V and B.T point.

KITCHEN/DINER

15' 9" x 9' 7" (4.8m x 2.92m) Rear aspect, white gloss wall and base units, roll top worktops, stainless steel sink with

mixer tap, cupboard housing boiler, integrated fridge/freezer, Neff oven, 4 ring gas Neff hob to worktop, Neff Chimney extractor, integral dishwasher, spotlights to ceiling, cushion floor, radiator, French upvc doors, upvc window.

GROUND FLOOR WC

2' 9" x 5' 8" (0.84m x 1.73m) White floating hand basin with mixer tap, tiled splash backs, W.C, cushion floor, extractor.

BEDROOM

8' 0" x 12' 10" (2.44m x 3.91m) Front aspect upvc window, radiator, carpet, T.V point.

BATHROOM

6' 4" x 8' 9" (1.93m x 2.67m) White three piece suite including shower over bath, W.C. and hand basin, partially tiled, vinyl flooring, radiator, upvc window, spotlights to ceiling, storage cupboard.

BEDROOM

8' 0" x 9' 10" (2.44m x 3m) Rear aspect upvc window, radiator, carpet, T.V point.

BEDROOM

7' 8" x 5' 9" (2.34m x 1.75m) Rear aspect upvc window, radiator, carpet, T.V point.

NOTE

Please note this property is Plot 11 on the site plan.

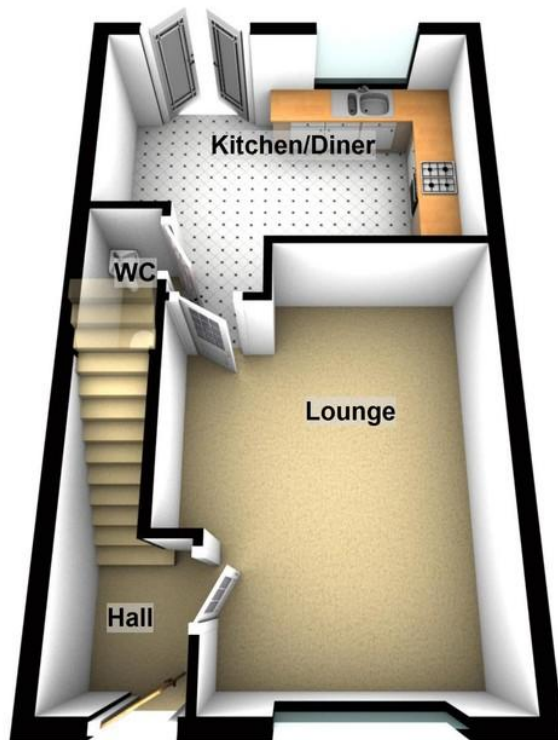
ADDITIONAL INFORMATION

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND:TBC

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



New Homes Office

509 Middleton Road
Chadderton
Oldham
Lancashire
OL9 9SH

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
newhomes@kirkham-property.co.uk
0161 925 3758

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