



Hawkshead Drive

Royton, Oldham

£134,950

- Mid Town House
- Three bedrooms
- Spacious Lounge
- Modern Fitted Kitchen/Diner
- Well Presented
- Driveway & Garage
- Rear Garden
- EPC Rating - D



Located in this ever popular spot just off Grasmere Road in Royton and with well regarded schools and amenities within easy reach, this superb three bedroom home is ready to move into. Accommodation comprising entrance hallway, lounge, kitchen/diner, three bedrooms and a family bathroom. Externally there is a fantastic block paved driveway providing off road parking and a rear garden. The property benefits from an intruder alarm system, gas central heating and double glazing. Call us today to arrange a viewing of what could be your new home.

ENTRANCE HALL

With Rock entrance door, fitted carpeting, radiator.

LOUNGE

13' 5" x 11' 6" (4.09m x 3.51m) With front aspect uPVC double glazed window with blinds, gas fire with wooden surround and stone hearth, TV point, BT point, radiator.

KITCHEN/DINER

14' 9" x 8' 9" (4.5m x 2.67m) With fitted wall and base units in hi gloss and with soft close hinges, worktops, Smeg gas hob, electric oven, chimney hood extractor fan, stainless steel sink unit with spray tap, tiled splash backs, spotlights, under stairs storage cupboard, Karndean floor covering, designer radiator, uPVC double glazed French doors with built in blinds, uPVC double glazed window with roller blind, storage cupboard housing the baxi boiler.

LANDING

With loft access via a ladder to a part boarded loft, fitted carpeting, airing storage cupboard.

BEDROOM ONE

11' 9" x 8' 3" (3.58m x 2.51m) With front aspect uPVC double glazed window with blinds, fitted carpeting, radiator, TV point.

BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) With rear aspect uPVC double glazed window with blinds, fitted carpeting, radiator.

BEDROOM THREE

7' 9" x 6' 5" (2.36m x 1.96m) With front aspect uPVC double glazed window with blinds, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite in white comprising P shaped bath with shower over, inset sink unit with mixer tap and w.c, fully tiled walls and floor, ornate ceiling with spotlighting, chrome towel radiator, obscure uPVC double glazed window.

GARAGE

With up and over door, located in a separate block.

EXTERNALLY

To the front of the property off road parking is provided for by means of a block paved driveway for one car and there is a garage in a nearby block. The rear garden is mainly flagged, has a decked patio area, garden shed, water supply, boundary fencing and a gate to the rear.

ADDITIONAL INFORMATION

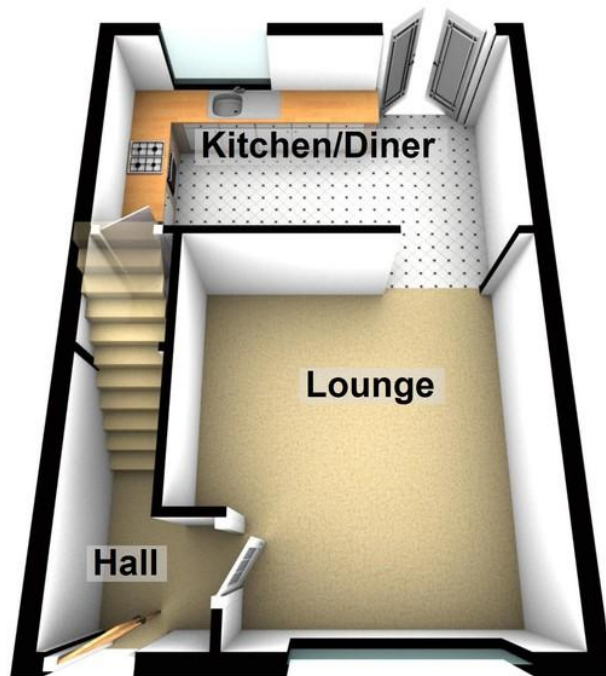
TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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