



17 Kirkdale Drive, Royton, Oldham OL2 5TG

This is an impressive and particularly spacious 4 Bedroomed detached house in a pleasing position with views to front and rear on this quiet sought after cul-de-sac on the edge of the Thorpe Farm development with open countryside at the rear. Viewing a Must.

NO CHAIN
£325,000

NO CHAIN - This is an impressive and particularly spacious detached house in a pleasing position with views to front and rear on this quiet sought after cul-de-sac on the edge of the Thorpe Farm development with open countryside at the rear and easy access via a bridle way to Tandle Hill Country Park. The living space comprises; hallway with ground floor WC, through lounge to dining area, kitchen with sitting area, utility recess area and two conservatories to the rear, one including an 8 seat hot tub. To the first floor there are four double bedrooms with en-suite to master and a family bathroom. Externally there is a front garden with a drive leading to the detached double garage, and to the rear there is an established split-level garden with access onto a bridle way providing easy access to country walks or cycling opportunities. The position would also be of interest to people with equestrian interests as there are stabling/grazing opportunities available in the area. The property offers further potential and viewing is strongly recommended.



ENTRANCE With newly fitted uPVC entrance door with uPVC full height side window (both with a high insulation value) and radiator

GROUND FLOOR WC With low level WC and wash hand basin, cloaks rail, feature circular double glazed window.

LOUNGE/DINING AREA 28' 10" x 13' 5" (8.80m x 4.11m) With uPVC triple glazed bay window to front and uPVC triple glazed window to rear and side windows, radiators and fitted carpeting.

SECOND LOUNGE 10' 8" x 14' 2" (3.26m x 4.34m) With aluminium patio double glazed doors with entrance to the sun room, radiators and laminate flooring, gas fire with feature fire surround.



KITCHEN 14' 5" x 14' 2" (4.40m x 4.34m) Fitted with a range of wall and base units, island unit, inset sink unit, co-ordinating work surfaces, integrated fridge and freezer, side window, radiator and laminate flooring, separate utility area concealed by double doors housing the washer and dishwasher etc.



CONSERVATORY - SUN ROOM 9' 8" x 11' 9" (2.97m x 3.60m) With carpeted tiles, radiator.

CONSERVATORY 15' 3" x 15' 10" (4.65m x 4.85m) With tiled floor and hot tub (this is included in the sale).

BEDROOM ONE 14' 11" x 13' 5" (4.56m x 4.11m) With uPVC double glazed window, radiator and fitted carpeting.



EN-SUITE With shower cubicle, WC and wash basin, radiator

BEDROOM TWO 8' 11" x 14' 5" (2.73m x 4.40m) With uPVC double glazed window, radiator and fitted carpeting

BEDROOM THREE 8' 11" x 13' 3" (2.73m x 4.05m) With uPVC double glazed window, radiator and fitted carpeting

BEDROOM FOUR 9' 10" x 14' 2" (3.02m x 4.34m) With uPVC double glazed window, radiator and fitted carpeting

FAMILY BATHROOM 9' 1" x 7' 6" (2.77m x 2.29m) Large family bathroom with three piece suite, fully tiled, shower over bath, radiator and uPVC double glazed window.



EXTERNALLY There is a garden to the front with drive leading to garage. To the rear there is an established split-level garden with access onto a bridle way at the rear, providing easy access to country walks or cycling opportunities.



NOTE: The property is fitted with a burglar alarm system fitted throughout (peripheral vibration sensors and some PIR).

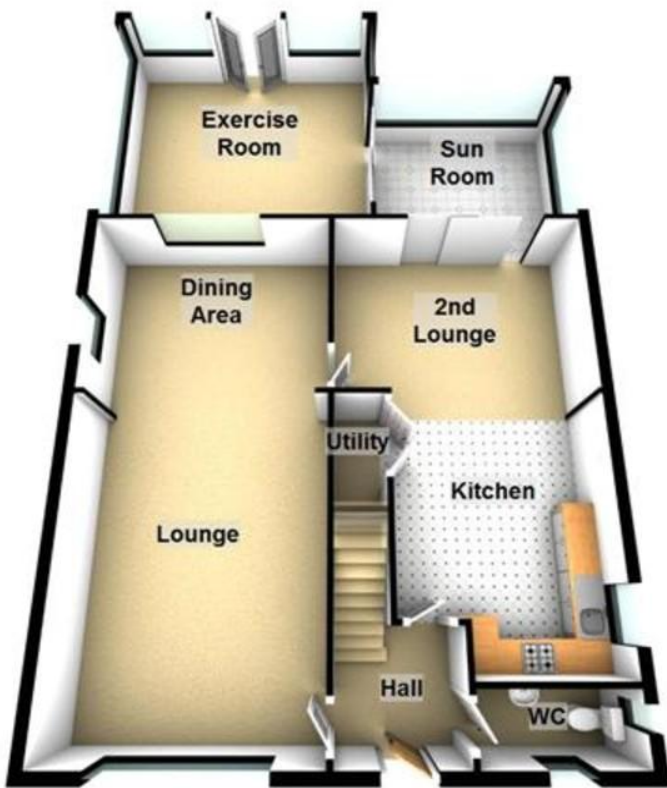
TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

17 Kirkdale Drive, Royton, Oldham OL2 5TG

Ground Floor



First Floor



Additional information and viewing

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

Local authority:

Viewing strictly by appointment with Alan Kirkham.

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