



11 Kirkstone Drive

Royton, Oldham

£124,950

- Superb 3 Bed Town House
- Kitchen with Dining Area
- Gas Central Heating
- uPVC Double Glazing
- Gardens Front & Rear
- Garage In Block Nearby
- Very Good Condition
- EPC Rating - C



This is a superb 3 bedroomed Town house located in a lovely location of Royton. Offered for sale in a very good condition and offers good size accommodation and briefly comprises of hall, lounge, kitchen/diner, 3 bedrooms and bathroom w.c. The property benefits from having oak doors throughout, gas central heating and uPVC double glazing. Local schools and amenities are within easy reach and within walking distance to the fantastic Tandle Hill Country Park.

ENTRANCE

uPVC glazed door.

HALL

Laminate floor, radiator and stairs leading to the first floor.

LOUNGE

13' 8" x 11' 6" (4.17m x 3.51m) Front aspect, uPVC double glazed window, radiator, fitted carpeting, understairs storage cupboard, gas feature fire and coving.

KITCHEN/DINING ROOM

14' 9" x 8' 9" (4.5m x 2.67m) Rear aspect, wall and base units, rolled top work surfaces, gas hob, chimney above, electric oven, space for fridge/freezer, plumbed for automatic washing machine, stainless steel sink unit with mixer tap, uPVC double glazed window, splashback tiling, laminate flooring, radiator, coving, french uPVC double glazed doors leading onto the rear garden with blinds and combi boiler in cupboard.

LANDING

Galleried landing with fitted carpeting, loft access which is fully boarded with light and power and overstairs storage cupboard.

BEDROOM 2

11' 8" x 8' 2" (3.56m x 2.49m) Front aspect with uPVC double glazed window, radiator, fitted carpeting and t.v point.

BEDROOM 1

11' x 8' 7" (3.35m x 2.62m) Rear aspect with uPVC double glazed window, radiator and fitted carpeting.

BEDROOM 3

7' 8" x 6' 4" (2.34m x 1.93m) Front aspect with uPVC double glazed window with blind, radiator and fitted carpeting.

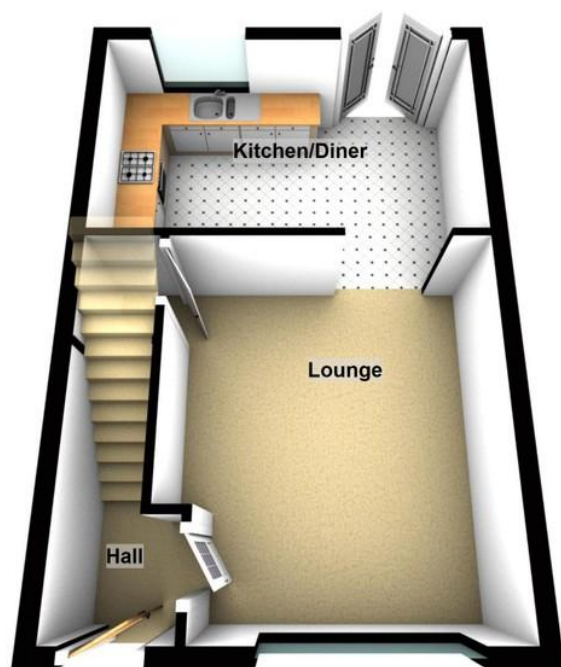
BATHROOM

In white comprising of three piece suite, shower above the bath, wash hand basin set in vanity unit with mixer tap, built in toilet, tiled floor, part tiled walls, uPVC frosted double glazed window, chrome towel rail.

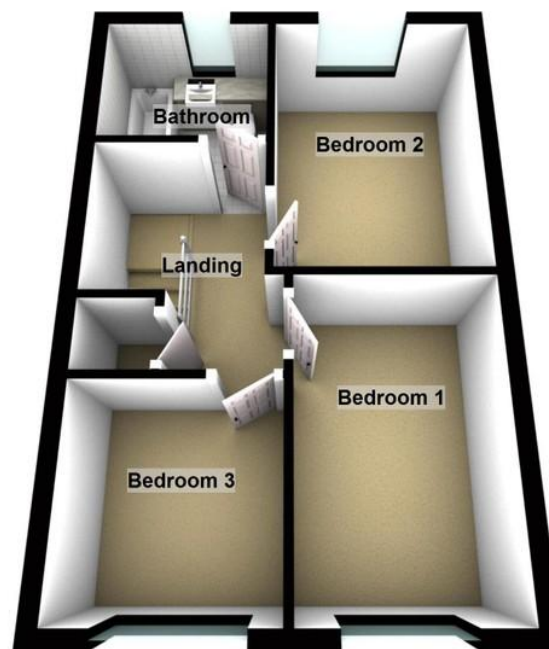
EXTERNALLY

To the front there is a brick retaining wall, lawn, path to front door and gate. To the rear there is a fully paved patio, fencing, shed, gate to rear and outside tap.

Ground Floor



First Floor



GARAGE

With up and over door nearby in the middle of a block of garage.

ADDITIONAL INFORMATION

TENURE - Leasehold. To be confirmed by solicitors.

COUNCIL BAND - B

VIEWING ARRANGEMENTS - By appointment with the Royton office.

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