



Fir Lane

Royton, Oldham

£165,000

- Semi Detached Family Home
- No Chain
- Three Good Size Bedrooms
- Fitted Kitchen/Diner
- Gardens & Driveway
- Well Presented
- Close To Royton Centre
- EPC Rating - D



Offered with No Chain is this three bedroom semi detached family home located on the ever popular Fir Lane. Within walking distance of Royton Town centre and all associated amenities. Accommodation comprises: hallway, large lounge and kitchen/dining room to the ground floor and three good size bedrooms and a family bathroom to the first floor. Externally an enclosed rear garden and to the front a driveway providing off road parking for two cars. Call us today.

ENTRANCE HALL

With composite entrance door, laminate floor covering, under stairs storage cupboard.

LOUNGE

22' 7" x 9' 9" (6.88m x 2.97m) With dual aspect uPVC double glazed windows with blinds, electric fireplace with surround and hearth, radiator, TV point, BT point.

KITCHEN/DINER

16' 0" x 8' 6" (4.88m x 2.59m) With fitted base units, worktops, electric oven and hob, space for a fridge freezer, sink unit, laminate floor covering, radiator with cover, two uPVC double glazed windows and uPVC door to rear.

LANDING

Galleried landing with uPVC double glazed window with blind, fitted carpeting, loft access via a ladder to a part boarded loft also housing a Brand new Combi Boiler being fitted Feb 2018.

BEDROOM ONE

10' 4" x 9' 9" (3.15m x 2.97m) With rear aspect uPVC double glazed window with blind, fitted carpeting, radiator, TV point, BT point, wall lights.

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m) With front aspect uPVC double glazed window with blind, fitted carpeting, radiator.

BEDROOM THREE

8' 7" x 7' 4" (2.62m x 2.24m) With rear aspect uPVC double glazed window with blind, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite comprising: P shaped bath with shower over, low level w.c, wash hand basin with mixer tap, fully tiled walls, vinyl floor covering, radiator, ornate ceiling with spotlights, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property off road parking is provided for by means of a two car driveway, there is a lawn area and a gate leading to the rear. The rear garden has a lawn area with borders, patio area, large wooden storage shed, water supply, outside lighting and boundary fencing.

ADDITIONAL INFORMATION

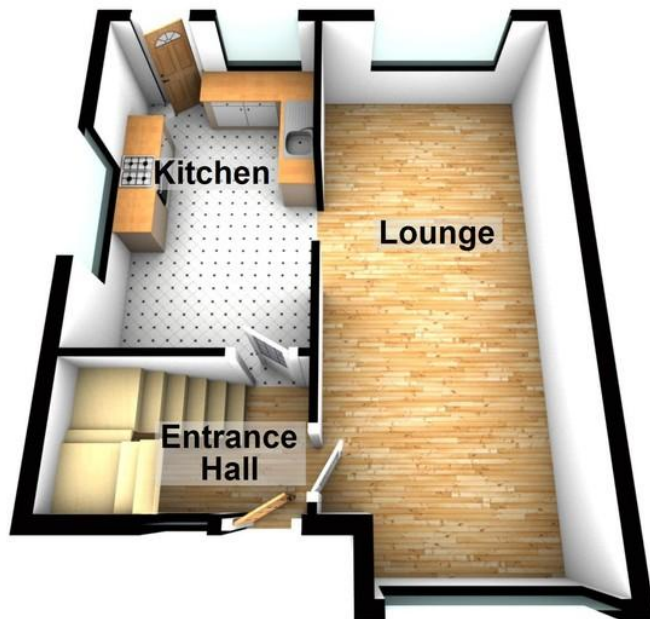
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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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 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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