



Crocus Drive

Royton, Oldham

£194,950

- Semi Detached Home
- Three Fitted Bedrooms
- Lounge & Dining Room
- Conservatory With Glass Roof
- Driveway Parking
- Private Rear Garden
- Convenient Location
- EPC Rating - D



A beautifully presented three bedroom semi detached family home located in this sought after location. Local schools and amenities are within easy reach. Accommodation comprising: entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms and a bathroom. Externally a good size rear garden with a summerhouse and driveway parking for 2/3 cars.

ENTRANCE HALLWAY

With Composite entrance door, Karndean floor covering, radiator, coving, staircase rising to the first floor.

LOUNGE

14' 3" x 12' 11" (4.36m x 3.96m) With front aspect uPVC double glazed Bay window, two radiators, electric stove fire with marble hearth and surround, TV point, BT point, coving, Karndean floor covering, under stairs storage cupboard.

DINING ROOM

8' 10" x 7' 1" (2.70m x 2.18m) With rear aspect uPVC double glazed window, Karndean floor covering, coving, radiator, UPVC double glazed French doors.

KITCHEN

8' 10" x 8' 3" (2.70m x 2.54m) With Shaker style wall and base units, worktops, gas hob, electric oven, extractor fan, Belfast sink, recently installed Glow Worm combi boiler, integrated dishwasher, space for a fridge freezer, plumbed for a washing machine, tiled floor covering, under lighting, uPVC double glazed window.

CONSERVATORY

14' 6" x 9' 2" (4.43m x 2.80m) uPVC double glazed construction with Glass roof, French doors, Karndean floor covering.

LANDING

With loft access via a ladder to a part boarded loft with light, uPVC double glazed window.

BEDROOM ONE

13' 3" x 9' 2" (4.04m x 2.80m) With front aspect uPVC double glazed window with great views, fitted wardrobe, drawers, cupboard, two bedside cabinets, over lighting, fitted carpeting, radiator.

BEDROOM TWO

9' 10" x 9' 2" (3.02m x 2.80m) With rear aspect uPVC double glazed window, fitted wardrobes, drawers, fitted carpeting, radiator.

BEDROOM THREE

9' 4" x 6' 3" (2.86m x 1.91m) With front aspect uPVC double glazed window, built in bed with storage cupboard under, fitted wardrobe, fitted carpeting, radiator.

BATHROOM

Fitted with a three piece suite in white comprising: panelled bath with shower over, low level w.c, wash hand basin with storage cupboard below, chrome towel radiator, vinyl floor covering, obscure uPVC double glazed window.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for two/three cars. The enclosed rear garden has a summerhouse/garden shed, artificial grass, outside lighting, water supply, boundary fencing and gate to front.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

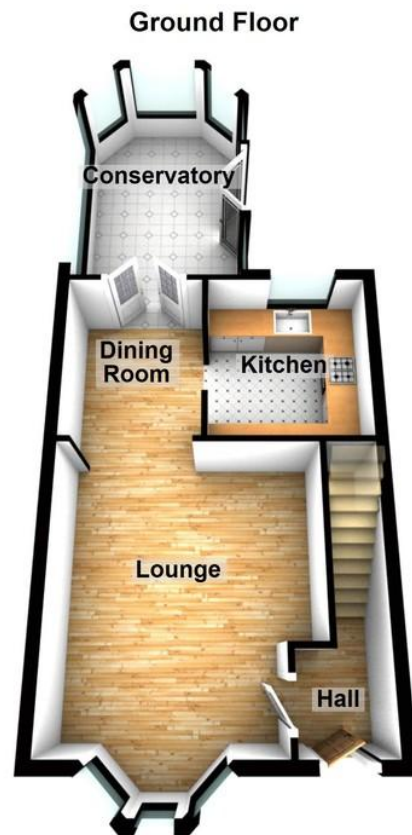
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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.





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 – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm