



Crocus Drive

Royton, Oldham

£189,950

- Semi Detached House
- Three Bedrooms, Master Fitted
- No Chain
- Very Well Presented Throughout
- Convenient Location
- Driveway Parking
- Gardens To Front & Rear
- EPC Rating - C



This is an impressive, beautifully appointed and well maintained semi-detached house on this very desirable, quiet cul-de-sac just off Shaw Road at Luzley Brook with open countryside close by together with local schools and both Shaw and Royton centres less than 1 mile away. Comprising: entrance hallway, lounge, dining area and fitted kitchen at ground level with three bedrooms (master fitted) and shower room at first floor level. The property benefits from gas central heating and double glazing and externally gardens to the front and rear and a driveway and garage providing off road parking. No Chain. A really pleasing property.

ENTRANCE HALLWAY

LOUNGE

14' 3" x 12' 3" (4.34m x 3.73m)

DINING AREA

8' 8" x 7' 0" (2.64m x 2.13m)

KITCHEN

8' 8" x 8' 0" (2.64m x 2.44m)

LANDING

BEDROOM ONE

12' 10" x 9' 5" (3.91m x 2.87m)

BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m)

BEDROOM THREE

5' 7" x 6' 1" (1.7m x 1.85m)

SHOWER ROOM

GARAGE

EXTERNALLY

Externally there are gardens to both the front and rear and a driveway and garage providing off road parking.

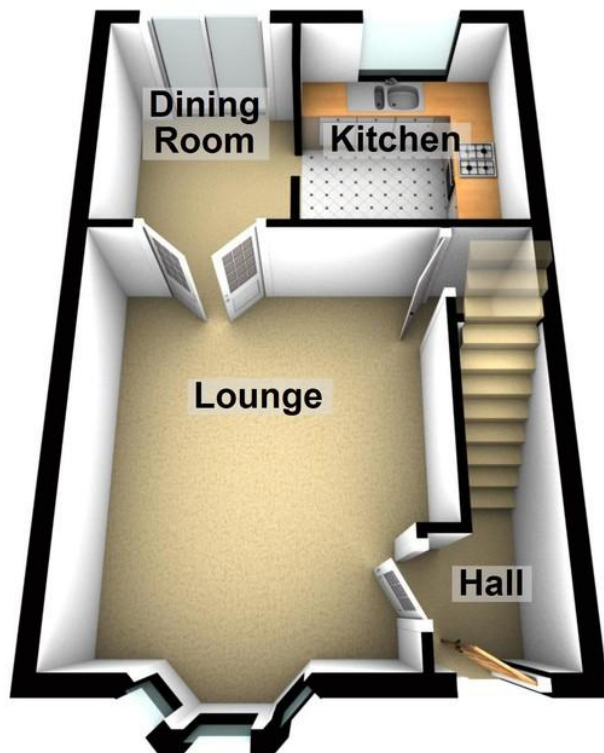
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

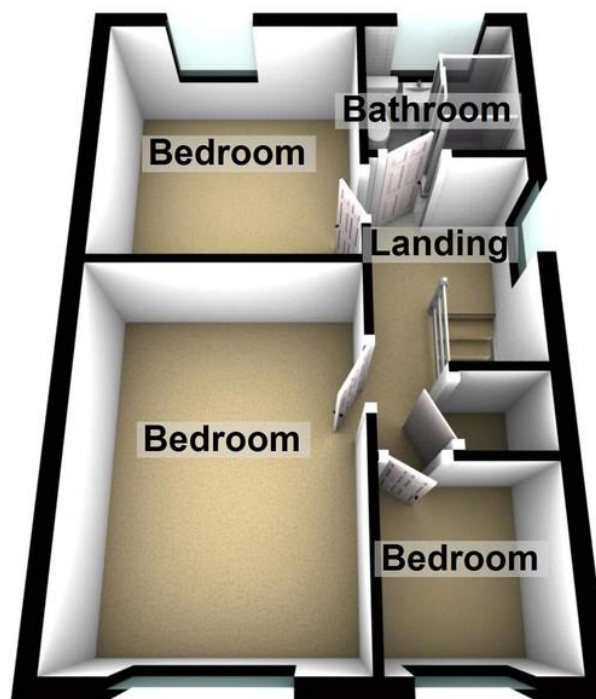
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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.

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