



48 Highfield Drive, Royton, Oldham, OL2 6AF

This is a most beautifully appointed and particularly spacious, extended, modern detached house and is the only one of this exclusive design on this development. Since purchase in 2006 the current owner has carefully and tastefully completely refurbished the property. Viewing highly recommended.

£325,000

This is a most beautifully appointed and particularly spacious, extended, modern detached house and is the only one of this exclusive design on this development. Since purchase in 2006 the current owner has carefully and tastefully completely refurbished the property which has accommodation comprising: hallway, lounge, dining room, conservatory, spacious kitchen with dining area, inner hallway leading a cloaks/WC and with access to the double garage at ground level. At first floor level there are five bedrooms, en suite to fully fitted master bedroom and family bathroom with the fifth bedroom currently fitted as an office. Externally there is a large front garden area with ample parking and a large south facing rear garden partly laid out with decked patio area with built in lighting as well as a lawned garden area and additional stone flagged side garden area with shed. Viewing strongly recommended although proof of ability to purchase will be required prior to initial viewing which is restricted to two persons at any one time.

HALLWAY Recently refitted Roc type door, two covered radiators, tiled floor, open side staircase, double doors leading to the lounge.

LOUNGE 16' 10" x 12' 6" (5.13m x 3.81m) With large uPVC walk-in bay window, electric living flame wall mounted fire, two radiators, newly decorated and newly fitted carpeting, double doors leading to the dining room.



DINING ROOM 11' 2" x 12' 6" (3.4m x 3.81m) With radiator, newly decorated and newly fitted carpeting, attractive décor.



CONSERVATORY 19' 1" x 11' 6" (5.82m x 3.51m) Ideal entertaining room with uPVC construction, two radiators and air conditioning, tiled floor.

KITCHEN 14' 3" x 9' 1" (4.34m x 2.77m) With a range of fitted modern wall and base units with inset sink unit, integrated dishwasher, part tiled walls, spotlighting, uPVC double glazed window. Canon range oven included.

KITCHEN AREA 7' 10" x 9' 3" (2.39m x 2.82m) With tiled floor, radiator, uPVC double glazed window.



MASTER BEDROOM 16' 6" x 15' 10" (5.03m x 4.83m) Spacious master bedroom with uPVC double glazed window, radiator, newly fitted carpeting, fitted wardrobes to all sides including built in walk-in closet.



EN SUITE Spacious en suite bathroom with panelled bath, large shower cubicle, wash hand basin and low level WC, heated towel rail, spotlighting.



BEDROOM TWO 8' 9" x 9' 7" (2.67m x 2.92m) With uPVC double glazed window fitted wardrobes and drawer units, radiator, fitted carpeting.



BEDROOM THREE 11' 0" x 12' 6" (3.35m x 3.81m) With two uPVC double glazed windows, fitted wardrobes, radiator, fitted carpeting.



BEDROOM FOUR 7' 5" x 9' 7" (2.26m x 2.92m) Fitted as a single bedroom with uPVC double glazed window, fitted wardrobes and drawer unit, radiator.

BEDROOM FIVE/OFFICE 7' 0" x 7' 5" (2.13m x 2.26m) With uPVC double glazed window, radiator, fitted desk and shelving units.

BATHROOM With panelled bath, pedestal wash hand basin and low level WC in white with chrome fittings, tiled walls, heated towel rail, spotlighting.



EXTERNALLY There is a large front garden area with ample parking and a large south facing rear garden not overlooked partly laid out with decked patio area with built in lighting as well as a lawned garden area and additional stone flagged side garden area with shed. double garage with remote control electric doors.

ADDITIONAL INFORMATION TENURE: Freehold. Solicitor to confirm details.

COUNCIL BAND: E

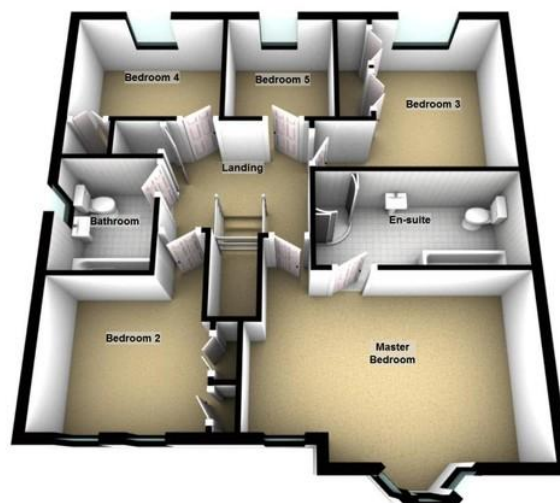
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

48 Highfield Drive, Royton, Oldham, OL2 6AF

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.

Royton Office

64 Rochdale Road

Royton

Oldham

OL2 6QJ

0161 626 9789

royton@alankirkham.co.uk

www.alankirkham.co.uk

NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Alan Kirkham or its employees nor do such sales details form part of any offer or contract.