



67 Carlton Way, Royton, Oldham, Lancashire, OL2 5BE

This is a particularly attractive, semi-detached true bungalow of the 'larger A type' design in this sought after location just off Broadway and within easy reach of all amenities, Royton centre and the motorway network.

The accommodation briefly comprises of: L-shaped hallway with cloaks, lounge, kitchen, conservatory, two bedrooms, bathroom all with gas central heating and uPVC double glazing. Viewing strongly recommended.

£164,950

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HALLWAY With uPVC entrance door, radiator, laminate flooring, cloaks cupboard.

LOUNGE 12' 2" x 17' 1" (3.71m x 5.21m) With uPVC double glazed window, radiator, fitted carpeting.



KITCHEN 11' 1" x 11' 0" (3.38m x 3.35m) With fitted wall and base units in medium Oak with inset stainless steel sink unit, integrated fridge, freezer and dishwasher, integrated washer and dryer, uPVC double glazed window, uPVC rear door, radiator.

CONSERVATORY 11' 1" x 11' 0" (3.38m x 3.35m) uPVC construction with fitted blinds, French window onto the garden, centre fan light.-

BEDROOM ONE 12' 2" x 15' 1" (3.71m x 4.6m) With a range of modern fitted wardrobes with matching drawer units and bedside cabinets, French windows giving access into conservatory, laminate flooring, radiator.



BEDROOM TWO 11' 1" x 9' 6" (3.38m x 2.9m) With uPVC double glazed window with blind, radiator, laminate flooring.

BATHROOM Comprising of: Whirlpool bath, pedestal wash hand basin and low level WC in white with shower over the bath and shower screen, heated towel rail, uPVC double glazed window.

EXTERNALLY There is a block paved driveway with wrought iron gate, front garden area, south westerly facing rear garden which is not overlooked and a concrete section garage.

ADDITIONAL INFORMATION TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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