



11 Cecil Street

Royton, Oldham

£164,995

- Large Semi Detached
- Three Good Sized Bedrooms
- Spacious Lounge Diner
- G.F. Cloaks/Bathroom
- Gardens Front and Rear
- Drive & Garage
- EPC Rating D



Located on the much sought after location of Cecil Street in Royton is this large, three bedroom, semi detached family home with off road parking by means of a drive and garage. The living accommodation comprises: covered porch, hall, cloaks/w.c., spacious lounge/diner and fitted kitchen to the ground floor with three good sized bedrooms and bathroom to the first floor. Externally there is a low maintenance front garden and an enclosed and secluded rear garden with sunny aspect. The property benefits from gas central heating, double glazing, cavity wall insulation and alarm.

COVERED PORCH

With glazed entrance door.

HALL

With fitted carpeting and radiator.

CLOAKS/W.C.

With two piece suite comprising low level w.c., picture rail,

uPVC double glazed obscure window.

LOUNGE/DINER

23' 4" x 11' 3" (7.11m x 3.43m) With living flame electric fire, fitted carpeting, two radiators, dual aspect large uPVC double glazed and leaded windows with blinds, uPVC double glazed sliding doors leading to the garden.

KITCHEN

12' 4" x 8' 5" (3.76m x 2.57m) With fitted wall and base units, work tops, stainless steel sink unit with mixer tap, plumbed for washing machine, breakfast bar, radiator, under lighting, uPVC double glazed window with blinds, hardwood door to the side.

FIRST FLOOR LANDING

Galleried landing with fitted carpeting, uPVC double glazed window, access to a large loft with potential to create further room subject to planning permissions.

BEDROOM ONE

11' 9" x 11' 4" (3.58m x 3.45m) With fitted wardrobes and shelving, uPVC double glazed window with blinds.

BEDROOM TWO

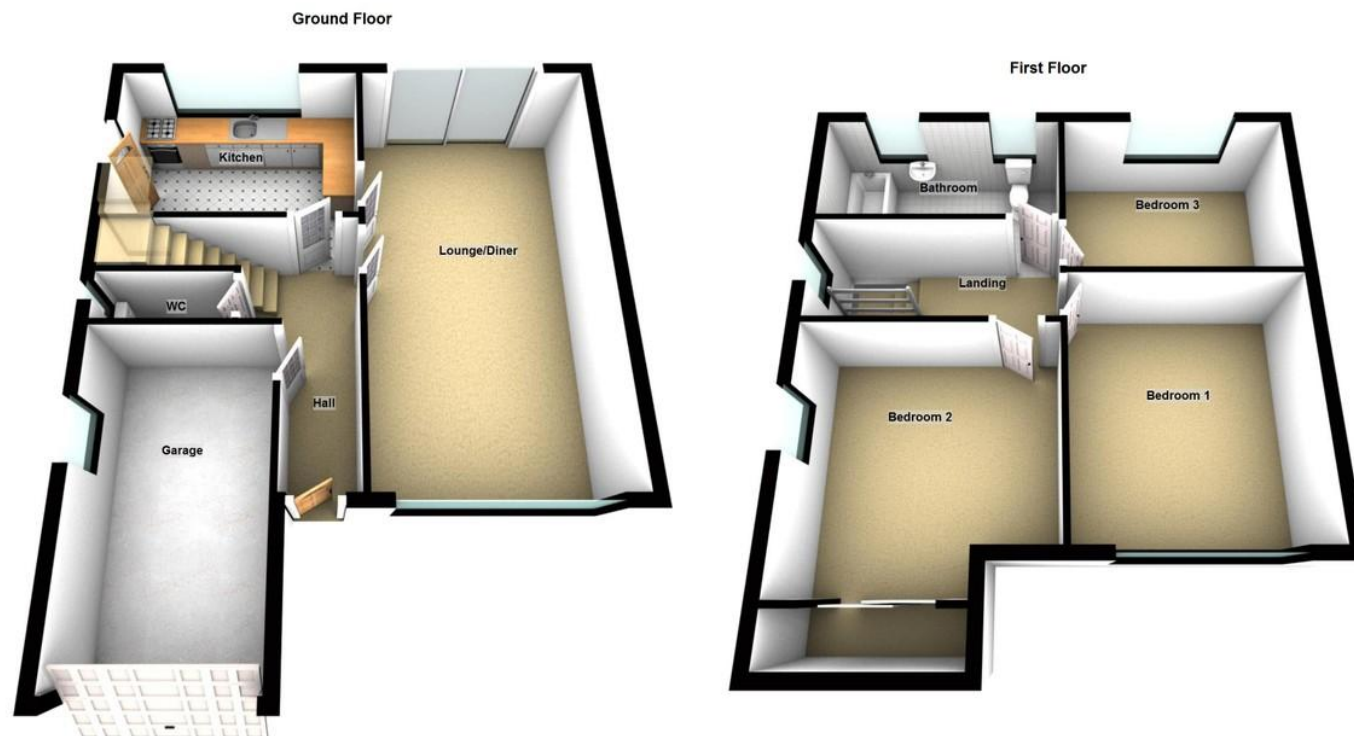
12' 5" x 10' 9" (3.78m x 3.28m) With fitted wardrobes with hidden eaves storage, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

11' 2" x 8' 9" (3.4m x 2.67m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

11' 9" x 5' 5" (3.58m x 1.65m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., fully tiled walls, tiled floor, large storage cupboard housing the boiler, radiator, spotlights, two uPVC double glazed obscure windows with blinds.



DRIVE AND GARAGE

15' 8" x 7' 11" (4.78m x 2.41m) Off road parking is by means of a one car drive leading to a garage with light, power, door leading to the hall, window, up and over door.

EXTERNALLY

There is a front garden with flagged area, shrubs and brick boundaries whilst to the rear there is an enclosed garden with sunny aspect, lawn, patio area, rockery, shrub/flower borders, side access to storage shed, boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold £10.00 per annum.
Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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0161 626 9789

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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 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