



11a Cecil Street

Royton, Oldham

£164,950

- Semi Detached House
- Spacious Lounge
- Fitted Kitchen
- Three Good Size Bedrooms
- South Facing Rear Garden
- Driveway and Garage
- Popular Location
- EPC Rating - D



Offered with Vacant Possession/No Chain is this large three bedroom semi detached family home with off road parking provided for by means of a driveway and garage. Located in a popular residential road this property offers good size accommodation throughout and is well worth a view. Accommodation briefly comprises entrance hallway, cloakroom/w.c, fitted kitchen and spacious 23ft lounge to the ground floor and three good size bedrooms and a family bathroom to the first floor. Call us today.

ENTRANCE HALL

With uPVC double glazed entrance door, fitted carpeting, radiator, door to garage.

CLOAKROOM

With a low level w.c, fitted carpeting, radiator, obscure uPVC double glazed window.

KITCHEN

12' 4" x 8' 5" (3.76m x 2.57m) Fitted with a range of wall and base units, worktops, stainless steel sink unit with mixer tap, pantry storage cupboard, plumbing for a washing machine, uPVC double glazed window with blinds, hardwood door to side.

LOUNGE

23' 4" x 11' 3" (7.11m x 3.43m) With dual aspect uPVC double glazed windows, feature fire place with gas fire and stone surround, two radiators, uPVC double glazed French doors with blinds to rear.

LANDING

Galleried landing with access to a part boarded loft.

BATHROOM

11' 9" x 5' 5" (3.58m x 1.65m) Fitted with a three piece suite comprising shower cubicle, low level w.c, inset wash

hand basin with mixer tap and storage cupboard below, fitted carpeting, radiator, ornate ceiling with spotlights, radiator, chrome towel radiator, two obscure uPVC double glazed windows.

BEDROOM ONE

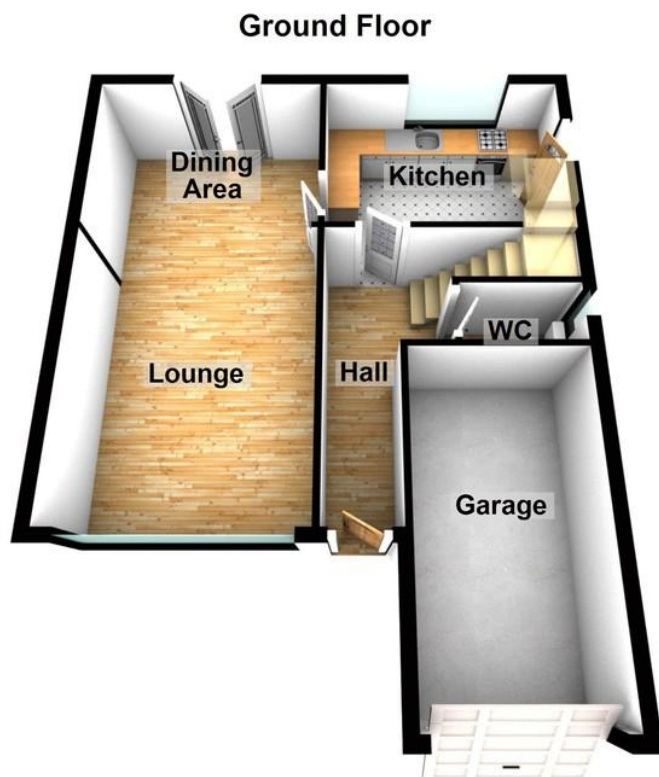
11' 9" x 11' 4" (3.58m x 3.45m) With front aspect uPVC double glazed window with blinds, fitted Louve door wardrobes, fitted carpeting, radiator.

BEDROOM TWO

12' 5" x 10' 9" (3.78m x 3.28m) With rear aspect uPVC double glazed window with blinds, radiator.

BEDROOM THREE

11' 2" x 8' 9" (3.4m x 2.67m) With side aspect uPVC double glazed window with blinds, fitted Louve door wardrobes, dressing table, storage cupboard.



GARAGE

15' 8" x 7' 11" (4.78m x 2.41m) With up and over door, light, power, recently fitted Glow worm combi boiler, door leading to hallway.

EXTERNALLY

To the front of the property there is a block paved driveway providing off road parking for one car leading to a single garage, brick retaining walls and a wooden gate to side. The secluded south facing rear garden has a raised lawn area, patio area, mature beds/borders, access to an integral storage cupboard that was originally used as a coal store and boundary fencing with a gate to side.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Royton Office
64 Rochdale Road
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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 – 8pm
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 and 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