



Grasmere Road

Royton, Oldham

£199,950

- Semi Detached Dormer Bungalow
- 4 Bedrooms
- No Chain
- Detached Garage

- Large Driveway
- Private Rear Garden
- Convenient Location
- EPC Rating - E





Offered for sale with no chain is this four bedroom semi detached dormer bungalow offering versatile living throughout. Accommodation comprising; entrance hallway, kitchen, massive lounge/dining room, conservatory, bathroom, two ground floor bedrooms and two first floor bedrooms. Externally a large driveway for 4/5 cars, a private rear garden and a garage. This property is in need of updating. Bus routes and motorway networks within easy reach.

#### ENTRANCE HALL

With fitted carpeting, radiator, telephone point, storage cupboard.

#### LOUNGE/DINING ROOM

21' 2" x 15' 5" (6.45m x 4.7m) Front aspect, a large L shaped room with two radiators, uPVC double glazed window, fitted carpeting, uPVC French doors to the conservatory.

#### CONSERVATORY

12' 8" x 12' 8" (3.86m x 3.86m) With laminated flooring, french doors to the rear garden.

#### KITCHEN

Dual aspect with a range of white eye and base level units and contrasting work tops, uPVC double glazed window, radiator, halogen hob, electric oven, uPVC door to the side.

#### BEDROOM ONE

13' 9" x 11' 5" (4.19m x 3.48m) Front aspect, uPVC double glazed window, radiator, fitted carpeting, fitted wardrobes, drawer sets.

#### BEDROOM TWO

9' 9" x 9' 8" (2.97m x 2.95m) Side aspect, uPVC double glazed window and blinds, radiator, laminated flooring.

#### LANDING

access to

#### BEDROOM THREE

13' 0" x 10' 2" (3.96m x 3.1m) Rear aspect, radiator, uPVC double glazed window, fitted carpeting.

#### BEDROOM FOUR

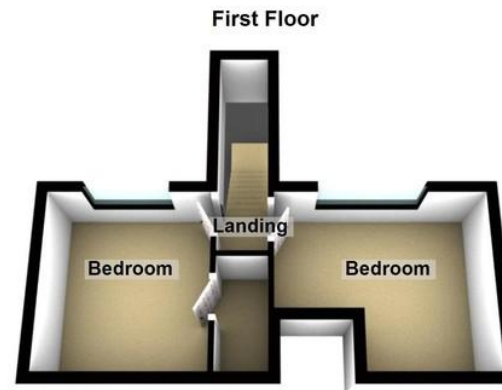
10' 0" x 9' 4" (3.05m x 2.84m) Rear aspect, uPVC double glazed window, radiator, fitted carpeting, Potterton combi boiler, eaves storage.

#### EXTERNALLY

To the rear is a lovely private rear garden, patio, fencing. To the front a large block paved driveway for 4/5 cars, side access.

#### GARAGE

Detached to the rear of the property, up/over door, light.



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