



I Holme Crescent

Royton, Oldham

£229,950

- Beautifully Presented Detached
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Garage and Three Car Driveway
- Corner Plot
- Quiet Location
- EPC Rating-C



Situated on a corner plot in this quiet spot in Royton is this beautifully presented four bedroom, detached family home. Off road parking is by means of a three car driveway and a garage. Internally comprising: entrance porch, hall, cloaks/w.c., lounge, dining room, fitted kitchen and conservatory to the ground floor. There is a master fitted bedroom with ensuite, three further bedrooms and modern bathroom to the first floor. The property occupies a corner plot with lawns and a private and enclosed rear garden with lawn and patio. Benefits from gas central heating, intruder alarm system, uPVC double glazing, fascia and soffits.

ENTRANCE PORCH

With uPVC double glazed entrance door, tiled floor, uPVC double glazed French doors leading to the hall.

HALL

With laminate floor covering, radiator, staircase leading to

the first floor.

CLOAKS/W.C.

With two piece suite in white comprising low level w.c., vanity unit with wash hand basin, tiled walls, tiled floor, chrome radiator, ornate ceiling, uPVC double glazed obscure window.

LOUNGE

16' 3" x 10' 5" (4.95m x 3.18m) With electric fire, stone hearth and surround (gas point), fitted carpeting, radiator, coving, uPVC double glazed window, uPVC double glazed door leading to the conservatory.

DINING ROOM

13' 0" x 9' 3" (3.96m x 2.82m) With laminate floor covering, radiator, under stairs storage cupboard, box window with blinds, uPVC double glazed window with blinds.

KITCHEN

13' 1" x 7' 9" (3.99m x 2.36m) With fitted wall and base units in Shaker style, work tops, one and a quarter sink unit with mixer tap, tiled splash backs, Hotpoint integral washing machine and dishwasher, integral fridge freezer, microwave and electric oven, five ring gas hob, chimney extractor, tiled floor, storage cupboard housing Worcester combi boiler, ornate ceiling with spotlights, under lighting, dual aspect uPVC double glazed windows, uPVC double glazed door.

CONSERVATORY

9' 9" x 9' 6" (2.97m x 2.9m) With tiled floor, uPVC double glazed windows with blinds, French doors leading to the garden.

FIRST FLOOR LANDING

With fitted carpeting, storage cupboard.

MASTER BEDROOM

12' 5" x 10' 7" (3.78m x 3.23m) With fitted wardrobes, bedside cabinets, drawer units, coving, fitted carpeting, radiator, coving, uPVC double glazed window with blinds.

ENSUITE SHOWER ROOM

With two piece suite comprising low level w.c., vanity unit with wash hand basin, shower cubicle, tiled walls, tiled floor, ornate ceiling, extractor.

BEDROOM TWO

12' 5" x 9' 5" (3.78m x 2.87m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BEDROOM THREE

7' 8" x 8' 6" (2.34m x 2.59m) With fitted carpeting, radiator, access to part boarded loft via ladder, uPVC double glazed window with blinds.

BEDROOM FOUR

8' 7" x 6' 9" (2.62m x 2.06m) With fitted carpeting, radiator, uPVC double glazed window with blinds.

BATHROOM

With three piece modern suite in white comprising P shaped bath, vanity unit with wash hand basin, low level w.c., shower over the bath, ornate ceiling, radiator, tiled walls, tiled floor, uPVC double glazed obscure window.

GARAGE AND DRIVE

Off road parking is by means of a three car driveway and a garage with light, power, up an dover door.

EXTERNALLY

The property occupies a corner plot with lawns, mature shrubs, patio area, water supply, timber store shed and boundaries to thee sides.

ADDITINLA INFORMATION

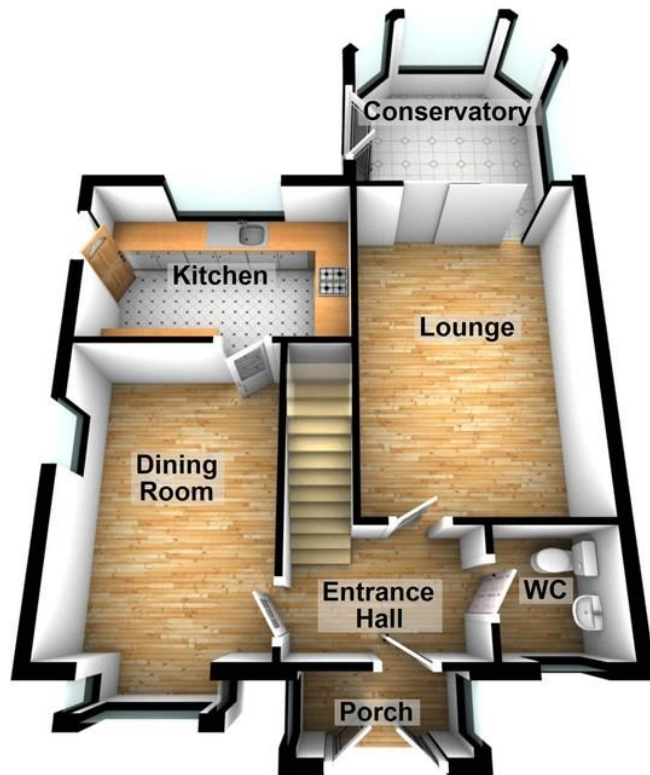
TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Royton Office
64 Rochdale Road
Royton
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 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