



28 Grasmere Road

Royton, Oldham

£169,950

- 2/3 Bed Semi Detached Bungalow
- GCH/DbI Glazing/Alarm
- Dining Room/Bed 3+Study Area
- Conservatory
- 2/3 Car Driveway + Garage
- No chain
- Gardens Front and Rear
- EPC Rating- D & E



Set in a wonderful position is this lovely two/three bedroom, semi detached bungalow on the ever popular Grasmere Road. The property benefits from new roof, cavity wall insulation, gas central heating, double glazing and an alarm system. The living accommodation comprises: entrance porch, hall, lounge, kitchen, dining room/bedroom three, study area, conservatory, inner hall, bedroom two, bathroom to the ground floor. There is a bedroom to the first floor with eaves storage. Externally there are gardens to both front and rear with off road parking by means of a 2/3 car driveway and garage.

ENTRANCE PORCH

With uPVC double glazed entrance door.

HALL

With hardwood door, fitted carpeting, large walk in storage cupboard.

LOUNGE

17' 9" x 9' 8" (5.41m x 2.95m) With gas fire, fitted carpeting, radiator, uPVC double glazed window with blinds.

KITCHEN

10' 2" x 10' 0" (3.1m x 3.05m) With fitted wall and base units, work tops, breakfast bar, one and a quarter bowl sink unit with mixer taps, plumbed for washing machine, boiler, fitted carpeting, uPVC double glazed window with blinds, uPVC double glazed door to the side.

DINING ROOM/BEDROOM THREE

12' 9" x 10' 0" (3.89m x 3.05m) With radiator, coving, fitted carpeting, uPVC double glazed window with blinds.

STUDY AREA

With fitted carpeting, radiator wall lights, French doors leading to the conservatory, staircase leading to the first floor.

CONSERVATORY

12' 2" x 7' 0" (3.71m x 2.13m) With tiled floor, uPVC double glazed windows with blinds, sliding double glazed door leading to the rear garden.

INNER HALL

L shaped hall with coving, storage space.

BEDROOM TWO

9' 4" x 9' 4" (2.84m x 2.84m) With fitted wardrobes and overhead units, fitted carpeting radiator, uPVC double glazed windows with blinds.

BATHROOM

With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., shower over the bath, radiator, part tiled walls, double glazed obscure window with blinds.

FIRST FLOOR LANDING

9' 7" x 9' 5" (2.92m x 2.87m) With eaves storage, radiator, fitted carpeting, Velux window.

BEDROOM ONE

12' 7" x 9' 8" (3.84m x 2.95m) With eaves storage, wash hand basin, fitted carpeting, two Velux windows.

DRIVEWAY AND GARAGE

Off road parking is by means of a two/three car driveway and a double length garage with light, power, up and over door.

EXTERNALLY

There is a garden forecourt with lawn and shrub borders with an enclosed and secluded rear garden overlooking open fields with patio area, shrub borders, lighting, water supply and access to the garage.

ADDITIONAL INFORMATION

TENURE: Leasehold. Solicitor to confirm details.

COUNCIL BAND: C

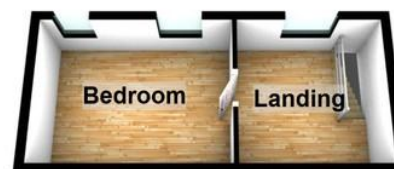
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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OL2 6QJ

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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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