



Kirkdale Drive

Royton, Oldham

£244,950

- Detached True Bungalow
- Two Bedrooms, One Fitted
- Fitted Kitchen/Diner & Utility Room
- Conservatory
- Popular Location
- Garage & Driveway
- Secluded Rear Garden
- EPC Rating - D



Located in a very sought after cul-de-sac with reaching views over Tandle Hill Country Park is this lovely two bedroom detached bungalow offering superb living space throughout. This lovely home has been meticulously maintained and viewing is highly recommended. The property could easily be made into three bedrooms if required. Externally offers a lovely private rear garden, driveway for numerous cars and a garage.

ENTRANCE HALLWAY

With uPVC double glazed entrance door, vinyl floor covering, radiator.

CLOAKROOM

Fitted with a two piece suite comprising: low level w.c., wash hand basin, fully tiled walls, vinyl floor covering, radiator, pine ceiling with spotlights, obscure uPVC double glazed window with blind.

LOUNGE

19' 7" x 11' 11" (5.97m x 3.63m) With dual aspect uPVC double glazed windows with fitted blinds, fitted carpeting, two radiators, electric fire, TV point, coving.

KITCHEN/DINER

21' 8" x 7' 2" (6.6m x 2.18m) With fitted wall and base units, worktops, Bosch oven, Hotpoint gas hob, extractor fan, plumbed for a dishwasher, one and a quarter bowl sink unit with mixer tap, vinyl floor covering, radiator, spotlighting, uPVC double glazed window with blind and uPVC door.

INNER HALLWAY

With loft access, radiator, fitted carpeting.

SHOWER ROOM

Fitted with a three piece suite in white comprising: shower cubicle, wash hand basin with mixer tap, low level w.c., fully tiled walls, chrome towel radiator, ornate ceiling with spotlights, obscure uPVC double glazed window with fitted blind.

BEDROOM ONE

12' 6" x 10' 2" (3.81m x 3.1m) With rear aspect uPVC double glazed patio doors leading into the conservatory, built in wardrobes, fitted carpeting, two wall lights, radiator, TV point.

BEDROOM TWO

11' 9" x 8' 3" (3.58m x 2.51m) With side aspect uPVC double glazed patio doors with fitted blind, fitted carpeting, radiator, TV point.

CONSERVATORY

17' 9" x 7' 2" (5.41m x 2.18m) uPVC double glazed construction with door, vinyl floor covering.

UTILITY ROOM

9' 0" x 9' 0" (2.74m x 2.74m) With rear aspect wooden double glazed window, plumbed for a washing machine, one and a quarter bowl stainless steel sink unit with mixer tap, BT point, radiator.

GARAGE

16' 0" x 8' 3" (4.88m x 2.51m) With up and over door, light, power, Baxi combi boiler, meters.

EXTERNALLY

To the front of the property there is a lawn and driveway providing off road parking for up to three cars. The private rear garden has a patio area, lawn, garden shed, water supply, boundary fencing and side access.

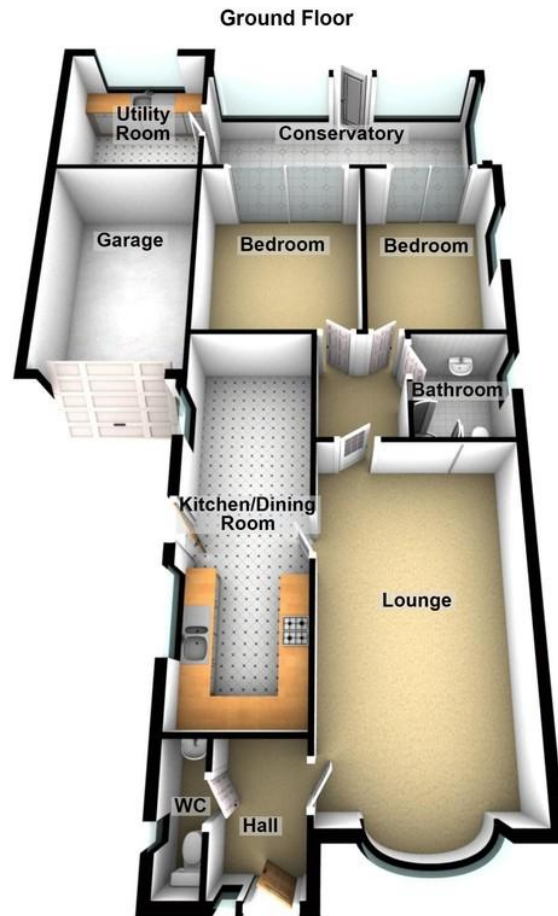
ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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