



Queen Street

Royton, Oldham

OIEO £300,000

- Victorian Semi Detached House
- Original Period Features
- Four/Five Bedrooms
- Close To Royton Centre
- Private Garden
- Extended Fitted Kitchen
- Bathroom & Shower Room
- EPC Rating - D



A fantastic semi-detached family home located in this small enclave of similar properties and within walking distance of Royton centre. The property has many original Victorian features throughout. Accommodation comprising: entrance hallway with original flooring, two lounges, kitchen/dining room, utility room, cloakroom/w.c., cellar, four bedrooms and a large family bathroom. Externally located on a corner plot with private garden to side and rear.

ENTRANCE HALLWAY

Original Victorian front door with double glazed window opening into the entrance hallway with dado rail, coving, ceiling rose, original tiled floor, radiator, storage cupboard, staircase rising to the first floor and entrance to the cellar.

CELLAR

Useful storage space.

LOUNGE

16' 4" x 13' 6" (4.98m x 4.11m) Large reception room with double glazed bay window to the front and double glazed window to the side, two radiators, plaster coving, ceiling rose, picture rail, tiled hearth and inlay, fitted carpeting, raised stairs.

SECOND LOUNGE

14' 9" x 12' 9" (4.5m x 3.89m) With two double glazed side windows, log burning stove, radiator, stripped pine floor, picture rail, ornate coving, ceiling rose.

KITCHEN/DINER

10' 9" x 19' 8" (3.28m x 5.99m) Extended kitchen fitted with a range of modern built in kitchen units, Oak work surfaces, integral stainless steel extractor hood, one and a half bowl ceramic sink unit with mixer tap, splash back tiling, vinyl floor covering, display lighting, radiator, sunken spotlighting, double glazed window to the side, vaulted ceiling with Velux roof windows, double glazed patio doors leading through to the garden area.

UTILITY ROOM

8' 10" x 10' 10" (2.69m x 3.3m) With fitted work surfaces, stainless steel sink unit, splash back tiling, plumbed for an automatic washing machine, tiled floor covering, radiator, rear aspect double glazed window.

GROUND FLOOR WC

Fitted with a two piece suite in white comprising of vanity sink unit, low level w.c., splash back tiling, extractor fan.

LANDING

Spacious and light landing with Velux roof window, dado rail, coving, radiator, fitted carpeting, loft access via a wooden ladder to a fully insulated loft with light.

MASTER BEDROOM

14' 10" x 12' 6" (4.52m x 3.81m) With built in storage to the alcove fitted carpeting, double glazed windows to the front and side, radiator.

BEDROOM TWO

With double glazed window to the front and side, sunken spotlighting, radiator, fitted carpeting.

BEDROOM THREE

10' 2" x 7' 9" (3.1m x 2.36m) With built in storage cupboard, fitted carpeting, radiator, double glazed window to the side.

BEDROOM FOUR

11' 4" x 5' 8" (3.45m x 1.73m) With double glazed window to the front, fitted carpeting, spotlighting, radiator.

BATHROOM

8' 11" x 11' 1" (2.72m x 3.38m) A large room with luxury four piece suite in white comprising of free standing bath, pedestal wash hand basin, low level w.c, chrome taps and fittings including shower mixer taps, large walk in shower cubicle with wall mounted shower, splash back tiling, heated chrome towel rail, sunken spotlighting, three double glazed Velux roof windows and double glazed windows to the rear and side.

GROUND FLOOR BEDROOM FIVE

7' 5" x 13' 10" (2.26m x 4.22m) With large front facing window, radiator.

ENSUITE

Fitted with a three piece suite comprising: double shower cubicle, low level w.c, wash hand basin.

EXTERNALLY

To the front of the property there is a garden forecourt with path and to the rear a wooden gated driveway providing off road parking for one car.

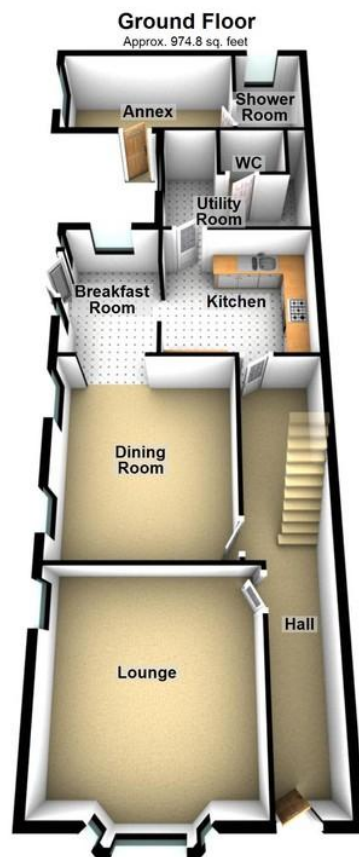
ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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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