



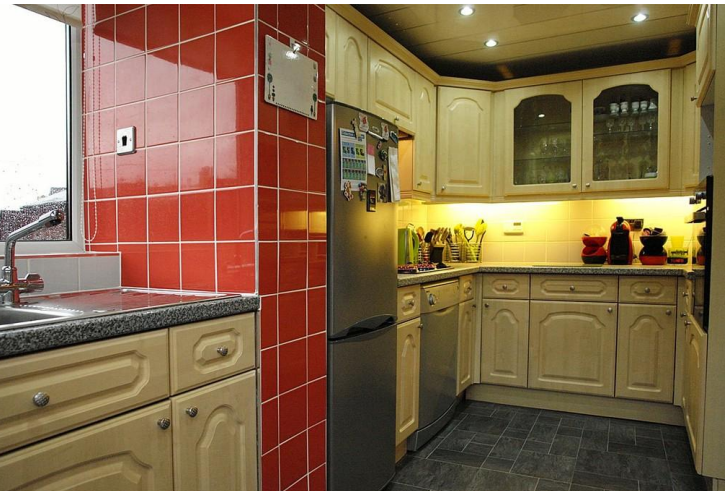
39 Camberwell Way

Royton, Oldham

Offers In Excess Of £139,950

- End Town House
- Four Bedrooms
- Driveway
- Garage

- uPVC Double Glazing
- Gas Central Heating
- Close To Amenities
- EPC Rating D



A fantastic four bedroom end town house positioned in a quiet location in a popular and convenient residential area on Thorpe Farm Estate, which is in easy reach of Royton centre, excellent local schools & amenities, as well as the NW motorway network. Offering good size accommodation throughout the property comprises of porch, lounge, dining room, kitchen, four bedrooms, bathroom & garage. The property has uPVC windows and gas central heating. Externally there is a front garden area with driveway for one car, whilst to the rear there are two large patio areas with access to the garage. An internal inspection of this family home is highly recommended.

ACCOMMODATION

ENTRANCE

With uPVC glazed entrance door.

PORCH

With glazed door and fitted carpeting.

LOUNGE

15' 9" x 12' 8" (4.8m x 3.86m) Front aspect - With stairway to first floor, fitted carpeting, uPVC window, three radiators, under stairs cupboard, T.V point and sliding doors to the dining room.

DINING ROOM

12' 0" x 7' 8" (3.66m x 2.34m) Rear aspect - With uPVC window, radiator, laminate flooring, phone point, sliding door to the kitchen. This room is currently split as dining area and office area.

KITCHEN

12' 4" x 7' 8" (3.76m x 2.34m) Dual aspect - With fitted wall and base units with roll top work surfaces, electric

oven/hob, dish washer, fridge freezer, laminate flooring, stainless steel sink unit with mixer taps, breakfast bar, two windows and uPVC door to rear garden.

BEDROOM ONE

16' 9" x 9' 6" (5.11m x 2.9m) Dual aspect - With triple sliding wardrobes, radiator, uPVC windows, loft access, phone point, fitted cupboard & drawer unit with inset sink, wall lights and fitted carpeting.

BEDROOM TWO

12' 1" x 8' 6" (3.68m x 2.59m) Rear aspect - With radiator, uPVC windows and fitted carpeting.

BEDROOM THREE

8' 9" x 8' 9" (2.67m x 2.67m) Front aspect - With radiator, uPVC windows and laminate flooring.

BEDROOM FOUR

8' 2" x 7' 0" (2.49m x 2.13m) Rear aspect, uPVC windows, radiator, fitted carpet and phone point.

BATHROOM

Front aspect - With panelled bath & shower over, pedestal wash hand basin with mixer taps with cupboard below, low level w.c, frosted uPVC window, fully tiled walls and flooring, ornate ceiling spots and chrome towel rail.

LANDING

Carpet flooring with loft access and a storage cupboard.

EXTERNALLY

There is a front garden area with shrubs, a brick retaining wall and driveway for one car whilst at the rear there are two patio areas, mature gardens gated side access, shed and fencing. The garage has an up and over door and rear access, uPVC window, boiler, plumbing for a washing machine, power sockets and hot and cold water taps.

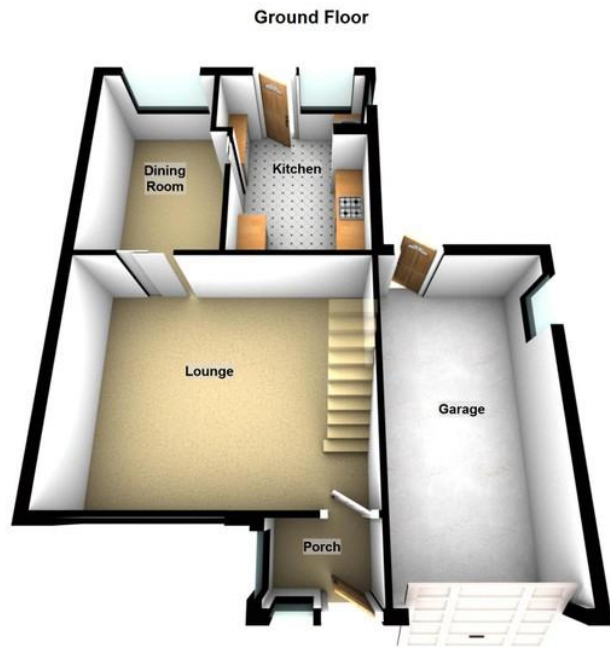
ADDITIONAL INFORMATION

TENURE: The property is Leasehold and a 999 year lease was granted on 11 October 1972. The Ground rent is £19 per year. To be confirmed by solicitors

COUNCIL TAX BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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 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