



3 Grosvenor Way

Royton, Oldham

£189,950

- 2 Bed Detached True Bungalow
- 2 Reception Rooms
- GCH & uPVC Double Glazing
- Both Bedrooms Are Fitted
- Gardens on 3 Sides
- Off Road Parking & Garden
- EPC Rating E
- NO CHAIN



A very rare opportunity to acquire this well presented detached two bedroom true bungalow. Nestled in a small sought after cul-de-sac and built in 1964 this home offers good size accommodation with 2 reception rooms, 2 fitted bedrooms and gardens on three sides. The accommodation briefly comprises of entrance porch, hall, lounge, dining room, kitchen 2 bedrooms and bathroom w.c. To the outside there is a driveway providing off the road parking, garage and garden on three sides. The property also benefits from gas central heating throughout, cavity wall insulation & was electrically rewired approx. 2008. Situated in a popular location and offers no chain an internal viewing is recommended.

ACCOMMODATION

PORCH

With uPVC sliding doors leading to Roc glazed door into hall.

HALL

16' 6" x 5' 8" (5.03m x 1.73m) Large welcome area, fitted carpeting, coil mat, radiator, loft access via ladder; the loft is part boarded with light and power and has loft insulation installed.

LOUNGE

14' 8" x 11' 9" (4.47m x 3.58m) Front aspect with uPVC box window with blinds, two radiators, gas fire set in stone surround, T.V. point, fitted carpeting, glazed doors to:-

DINING ROOM

11' 9" x 11' 8" (3.58m x 3.56m) Rear aspect, sliding door to rear garden, uPVC double glazed window with blinds, radiator, fitted carpeting.

REAR PORCH COVER

Of uPVC construction.

KITCHEN

Dual aspect with uPVC double glazed box window with blinds, stainless sink unit with mixer taps, space for fridge freezer, roll top work surfaces, radiator, fitted carpeting, part tiled walls, uPVC double glazed window, scuff mat and plumbed for automatic washing machine.

BEDROOM 1

15' 4" x 11' 3" (4.67m x 3.43m) Dual aspect with uPVC double glazed box window with blinds, two double wardrobes, radiator and fitted carpeting.

BEDROOM 2

14' 8" x 10' 4" (4.47m x 3.15m) Dual aspect with uPVC double glazed box window with blinds, two double wardrobes and single wardrobe, radiator and fitted carpeting.

Ground Floor



BATHROOM

9' 1" x 6' 5" (2.77m x 1.96m) Recently fitted walk-in large shower, fully tiled walls, pedestal wash hand basin, low level w.c., frosted uPVC double glazed window with blinds, cushion flooring, spotlighting, built-in cupboard and radiator.

EXTERNALLY

The property occupies a large corner plot. To the rear which is very private, there are split lawn areas, hedges, vegetable patch, shed, patio area, laurels and outside lighting. To the front there is driveway parking for two cars, with lawn area, shrubs, borders, conifer hedging, outside tap and side access on both sides.

GARAGE

16' 9" x 9' 7" (5.11m x 2.92m) With up and over door with light and power and uPVC door to side, and boiler.

ADDITIONAL INFORMATION

TENURE - Leasehold £12.50 per annum.

To be confirmed by solicitors.

COUNCIL BAND - D.

VIEWING ARRANGEMENTS - By appointment with the Royton office.

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 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