

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Offers Over £250,000

2 Pendle Grove, Royton, Oldham, OL2 5HN

- Semi Detached Family Home
- Through Lounge
- Fitted Kitchen
- Study/Guest Room
- Downstairs Bathroom/wc
- Three First Floor Bedrooms
- Bathroom/wc with Shower Cubicle
- Garden Areas & Driveway
- FREEHOLD
- NO CHAIN INVOLVED

This extremely spacious, semi detached family home has living accommodation comprises briefly of Entrance hall, through Lounge, Study/Guest room, fitted Kitchen and Bathroom/wc with shower. To the first floor there are three generous Bedrooms and Bathroom/wc with shower cubicle. Outside there is a generous, enclosed garden area to the rear, smaller garden to the front with driveway extending to the side providing off road parking facilities. This fine home benefits further from the installation of gas fired central heating, double glazed windows and external doors and is situated in a cul-de-sac location on the popular Royley Park Estate with easy access to well regarded local schools and amenities, excellent public transport links and just a short distance from Royton centre and the North West motorway network. NO CHAIN INVOLVED.

Accommodation

Entrance: Double glazed front door opening into the entrance hall with central heating radiator, under stairs storage cupboard and staircase leading to the first floor.



Through lounge: 21'2 x 10'8 With fire surround, two central heating radiators, coving, wall lights, spacious open area with double glazed windows to the front and rear.

Kitchen rear: 13'9 x 8'2 With a range of built in kitchen units, worksurfaces, integral oven, hob and extractor hood, plumbed for automatic washing machine, stainless steel sink unit with mixer taps, splashback tiling, central heating radiator, double glazed window and door.



Study/Guest room front: 7'7 x 7'6 With central heating radiator and double glazed window to the front.



Bathroom/wc: 4'10 x 7'7 With three piece suite, wall mounted electric shower with shower/bath screen, fully tiled walls and floor, panelled ceiling with sunken spotlighting, central heating radiator and double glazed window to the side.



First Floor

Landing: With double glazed window to the rear.

Bedroom one front: 12'6 x 11'2 A large double bedroom with central heating radiator and double glazed windows to the front and side.



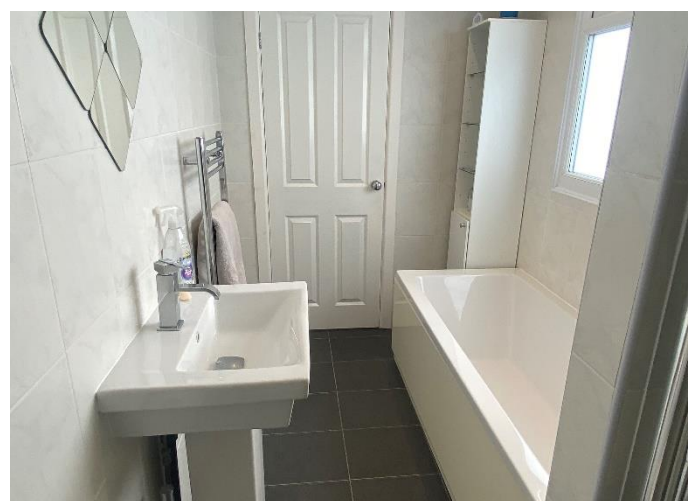
Bedroom two front: 12'7 x 10'7 With second double bedroom with central heating radiator and double glazed window to the front.



Bedroom three rear: 10'1 x 8'9 With central heating radiator and double glazed window.

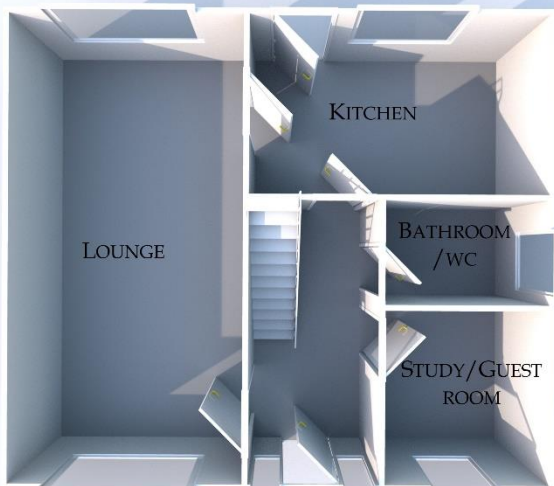


Bathroom/wc: 5'3 x 10'3 With modern three piece suite in white, chrome taps and fittings including shower mixer taps, built in shower cubicle with wall mounted shower, sunken spotlighting, fully tiled walls, heated chrome towel rail and double glazed window to the rear.



Outside: To the rear there is a private, enclosed garden area with sunny aspect with patio, lawn, large store shed, conifers, shrubs, flower borders and boundary fencing whilst to the front there is a driveway providing off road parking facilities extending to the side with lawn, conifers, shrubs and low boundary walls.





Address:
26 Middleton Road, Royton,
Oldham, Greater Manchester,
OL2 5PA

0161 652 0222
sales@alistairstevens.com

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