

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £220,000

48 Harewood Drive, Royton, OL2 5TB

- Garden Fronted Town House
- Open Plan Lounge/Diner
- Fitted Kitchen with Conservatory Extension
- Three Bedrooms with Built in Wardrobes
- Bathroom/wc with Shower
- Garden & Driveway to the Front
- Central Heating & Double Glazed
- Situated on Thorp Farm Estate
- Leasehold - 937 Years Remaining.
- Ground Rent £13 pa. Council Tax Band B.

This deceptively spacious, three bedroom, garden fronted town house has living accommodation that comprises briefly of Entrance hall, open plan Lounge/Diner, fitted Kitchen with Conservatory extension. To the first floor there are three Bedrooms with built in wardrobes and Bathroom/wc with shower. In addition there is a boarded Loft room with power and velux window. Outside there is an enclosed garden area to the rear with block paved driveway providing off road parking for several vehicles. The property benefits from the installation of gas fired central heating and double glazed windows throughout and is situated in a popular location on Thorp Farm 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. An internal inspection is strongly recommended.

Accommodation

Entrance: Composite double glazed front door and window opening into the entrance hall with staircase leading to the first floor.

Through Lounge/Diner: With fire surround, two central heating radiators, under stairs storage cupboard and double glazed windows to the front and rear.



Kitchen rear: Extended area with double glazed conservatory fitted with a range of built in kitchen units with worksurfaces, integral double oven, hob and extractor hood, dishwasher, stainless steel sink unit with mixer taps, splashback tiling, display lighting, panelled ceiling with sunken spotlighting. In the conservatory area there is plumbing for automatic washing machine, worksurfaces, power supply and upvc double glazed windows and door.



First Floor

Landing: Entrance to loft room.

Bedroom one rear: With a range of built in wardrobes and bedroom furniture, central heating radiator and double glazed window to the rear.



Bedroom two front: With built in wardrobes and bedroom furniture, central heating radiator and double glazed window to the front.



Bedroom three front: With built in storage cupboards, central heating radiator and double glazed window to the front.

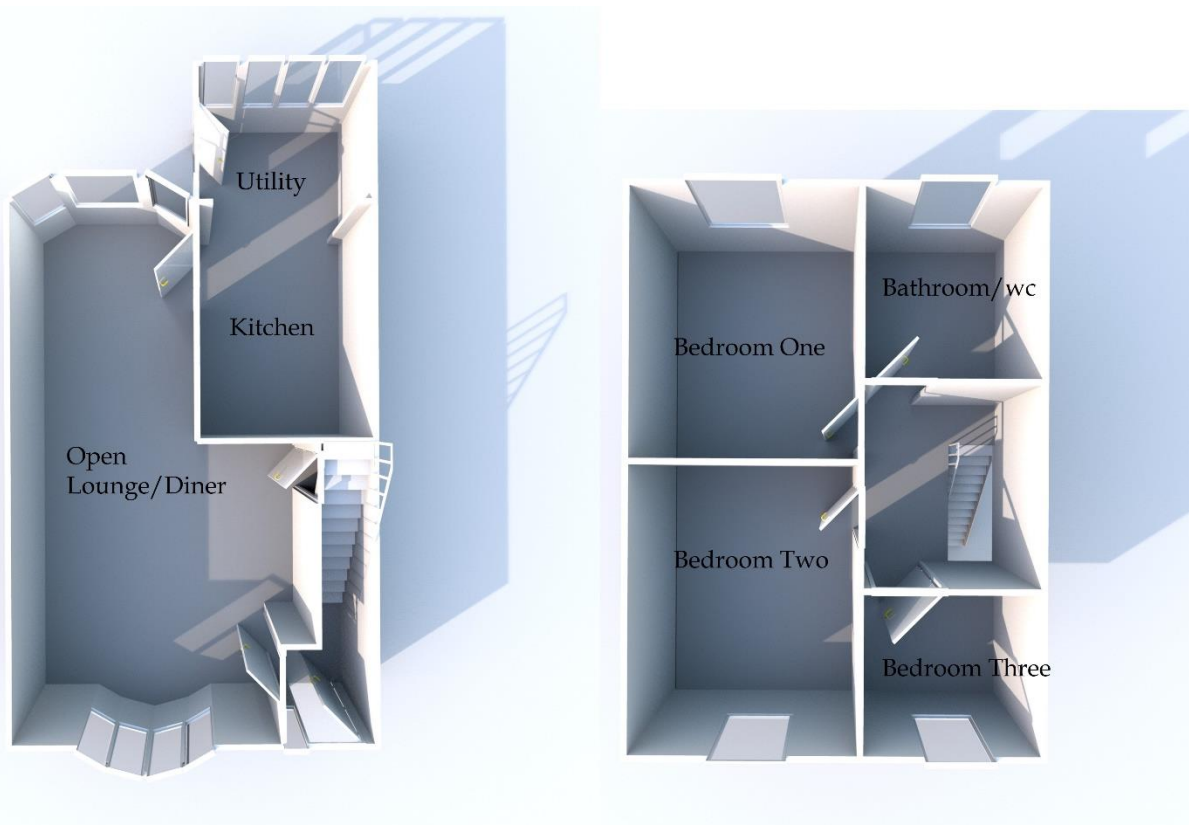
Bathroom/wc: With three piece suite in white, wall mounted shower, tiled walls, central heating radiator and double glazed window to the rear.



Loft room: With power supply, loft ladder access and double glazed velux window.

Outside: To the rear there is an enclosed patio garden area with raised beds, decking, ornamental lighting and boundary fencing all of which is not overlooked whilst to the front there is a block pave driveway providing off road parking.





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

0161 652 0222
sales@alistairstevens.com

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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