

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £199,950

5 Rosebay Close, Royton, OL2 6WJ

- Modern Town House
- Spacious Lounge
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Bathroom/wc with Shower
- Garden Areas to Front & Rear
- Allocated Parking Space
- Leasehold. 982 years remaining.
- Council Tax Band B. Ground Rent £250 per annum.
- NO CHAIN INVOLVED

This beautifully presented, modern, three bedroom town house offers generous living accommodation that comprises briefly of Entrance hall, Lounge, Dining room with open plan modern fitted Kitchen and ground floor WC. To the first floor there are three Bedrooms and Bathroom/WC with shower. Outside there are garden areas to both front and rear and parking space beyond. The property further benefits from the installation of gas fired central heating and double glazed windows throughout and is situated in a quiet cul-de-sac location on this popular modern development with easy access to Royton centre, well-regarded local schools and amenities and just a short drive from the North West motorway network. This fine home would be ideal for the growing family and an internal inspection is recommended. NO CHAIN.

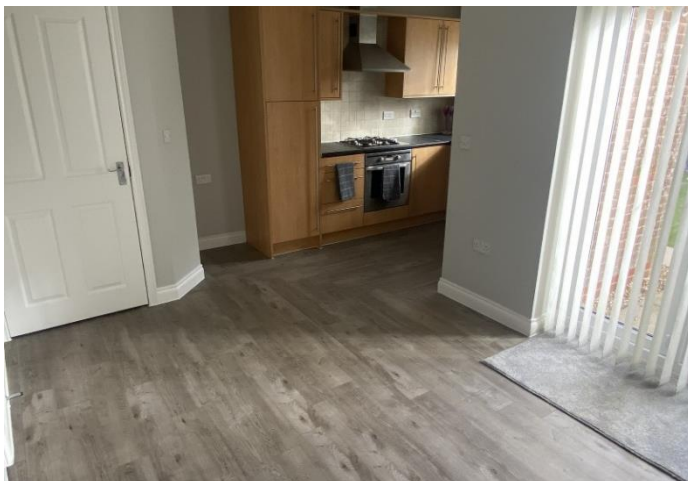
Accommodation

Entrance: Double glazed front door leading through to the entrance hall with central heating radiator and staircase leading to the first floor.

Lounge: (front) 13'8" x 12'3". With two central heating radiators, under stairs storage cupboard, double glazed window to the front and doors opening through to the dining room.



Dining room: (rear) 9'2 x 15'4 With central heating radiator, double glazed patio doors to the rear and opening leading into the kitchen.





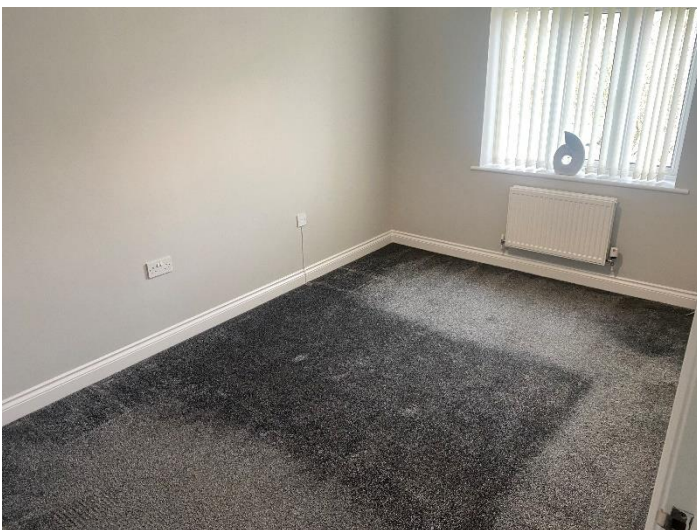
Kitchen: (rear) An open plan area fitted with a range of built in kitchen units with work surfaces, integral oven, hob and extractor hood, stainless steel sink unit with mixer taps, plumbing for automatic washing machine and double glazed window to the rear.

Ground floor WC: 5'8 x 2'9 With two piece suite and central heating radiator.



First floor

Landing: With central heating radiator and entrance to loft.



Bedroom One: (front) 12'10 x 8'6 With central heating radiator and double glazed window.

Bedroom Two: (rear) 10'4 x 8'6 With central heating radiator and double glazed window.



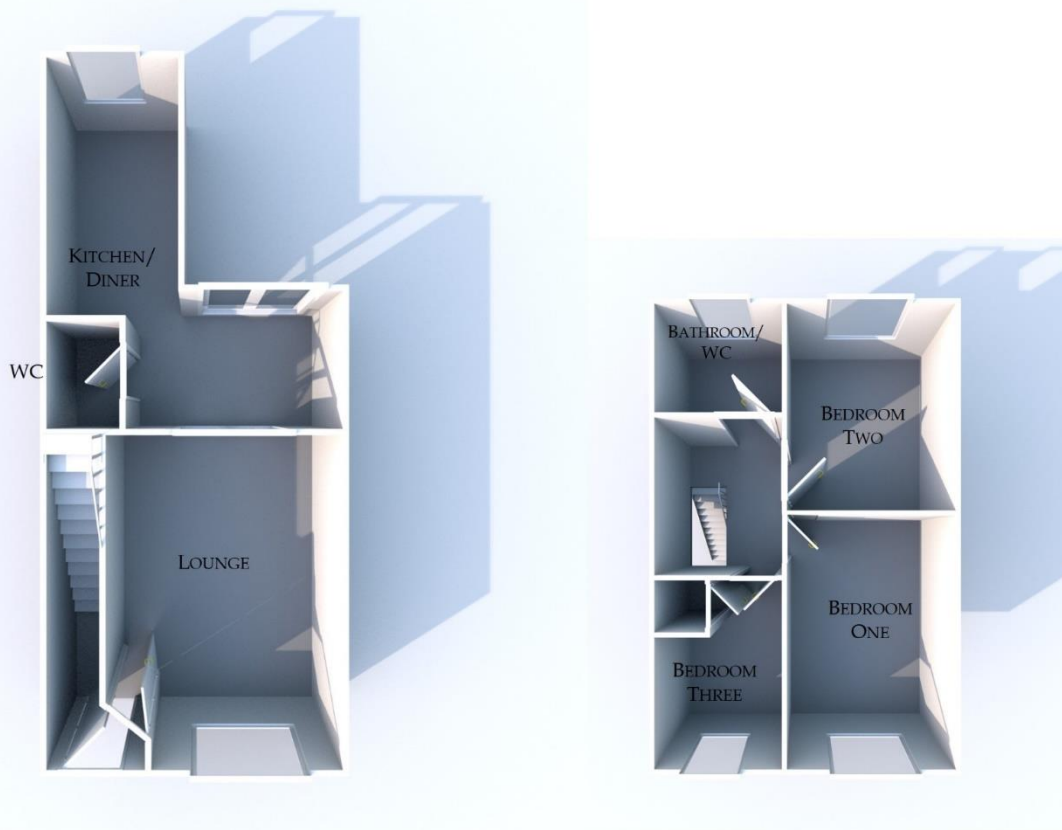
Bedroom Three: (front) 9'6 x 6'6 With central heating radiator, built in storage cupboard over staircase and double glazed window to the front.

Bathroom/WC: 5'5 x 6'6 With contemporary, modern three piece suite in white, chrome taps and fittings, wall mounted shower with shower/bath screen, splashback tiling, sunken spotlighting, central heating radiator, extractor fan and double glazed window to the rear.



Outside: To the rear there is a low maintenance, enclosed garden area with artificial grassed area and boundary fencing whilst to the front there is a garden forecourt with lawn and wrought iron fencing. There is also an allocated parking space at the back of the property.





Address:
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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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Please contact the office before viewing the property.