

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price £220,000

2 Arncott Close, Royton, Oldham, OL2 6SN

- Detached Family Home
- Spacious Lounge
- Dining Area & Fitted Kitchen
- Three Bedrooms
- Bathroom/wc with Shower
- Generous Gardens & Driveway
- Central Heating & Double Glazed
- Leasehold - 964 years remaining
- Ground Rent £62 pa
- Council Tax Band C

This three bedroom, detached property has living accommodation which comprises briefly of Entrance hall, Lounge, Dining area and fitted Kitchen. To the first floor there are three Bedrooms and Bathroom/wc with shower. Outside there is a generous enclosed garden to the rear with sunny aspect and a smaller garden to the front with driveway providing off road parking facilities. The property benefits from the installation of gas fired central heating and double glazed windows and external doors and is situated in a convenient and popular residential area in a quiet cul-de-sac of Otmoor Way with easy access to local schools and amenities and just a short distance from Shaw and Royton centres as well as the North West motorway network.

Accommodation

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

Lounge front: 14'3 x 12'2 With central heating radiator, wall mounted gas fire and surround, double glazed window to the front and opening leading through to the dining area.



Dining area: 7'9 x 8'5 With central heating radiator and double glazed patio doors to the rear leading through to a single glazed summer room.

Kitchen rear: 8'9 x 9'1 Fitted with a range of built in kitchen units with worksurfaces, integral oven and hob, sink unit with mixer taps, plumbed for automatic washing machine, splashback tiling, under stairs storage cupboard, double glazed window to the rear and double glazed door to the side.



First Floor

Landing: With entrance to insulated loft and double glazed window to the side.

Bedroom one front: 13'8 x 8'9 With central heating radiator and double glazed window to the front.



Bedroom two rear: 9'8 x 8'10 Generous second bedroom with central heating radiator and double glazed window to the rear.



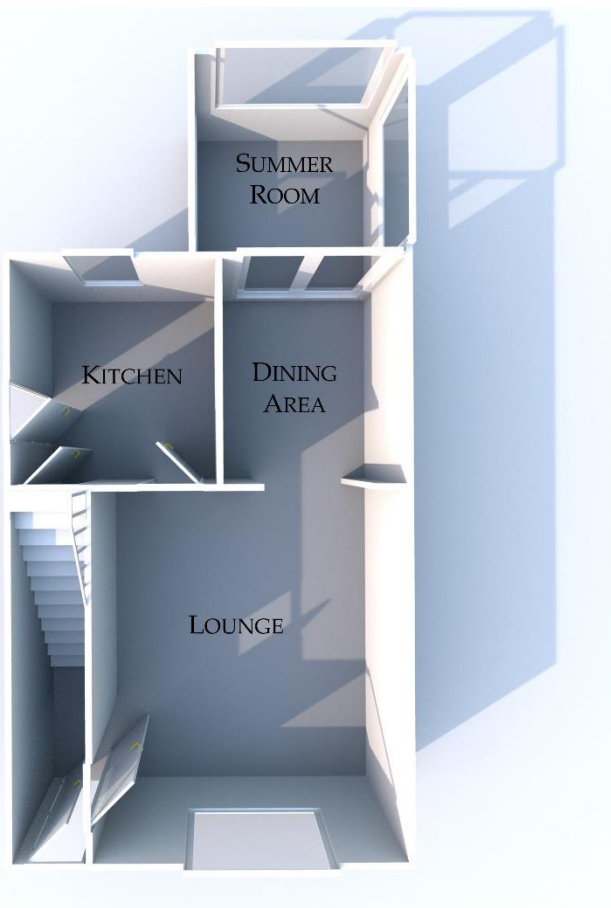
Bedroom three front: 9'8 x 6'6 With airing/storage cupboard, central heating radiator and double glazed window to the front.



Bathroom/wc: 5'6 x 6'3 With three piece suite in white including vanity sink and unit, chrome taps and fittings, wall mounted electric shower, splashback tiling, heated chrome towel rail and double glazed window to the rear.

Outside: To the rear there is a spacious enclosed garden with sunny aspect with patio, lawn, timber store shed, boundary fencing and hedgerows. To the front there is a small garden forecourt and driveway providing off road parking facilities.





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

0161 652 0222
sales@alistairstevens.com

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | 60 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.