

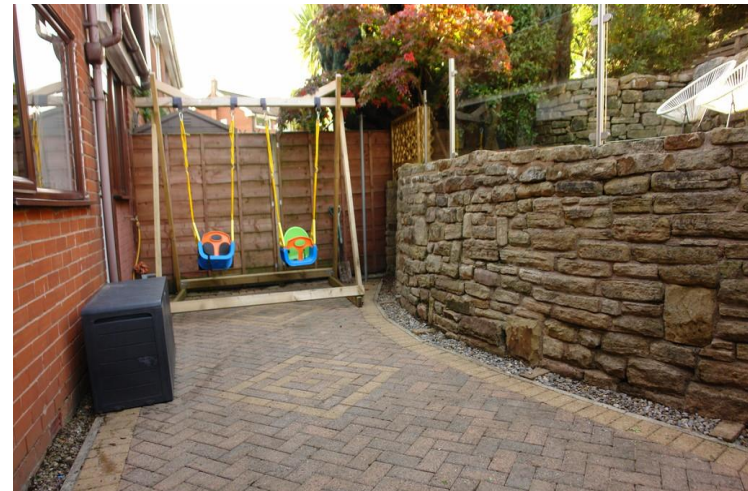
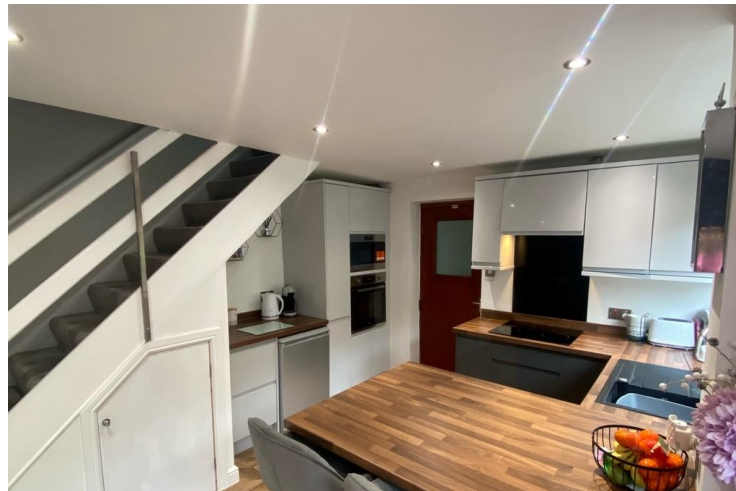


Oozewood Road

Royton, Oldham

£245,000

- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Shaker Style Fitted Kitchen
- Garage With Utility Area
- Driveway & Gardens
- Popular Location
- EPC Rating - B



Located on the ever popular Oozewood Road within a stones throw of the beautiful 'Tandle Hill' Country Park is this well presented, three bedroom, semi-detached family home. Accommodation comprising of: entrance porch, lounge, kitchen/diner, three bedrooms and a bathroom. Externally a well secluded, tiered, rear garden, an attached garage with utility area and a driveway providing off road parking. The property is located within easy reach of well regarded local schools, shops and amenities.

ENTRANCE PORCH

uPVC double glazed construction with front entrance door, fitted carpeting, glazed door to the lounge.

LOUNGE

16' 7" x 11' 8" (5.05m x 3.56m) With front aspect uPVC double glazed window with fitted blind, two radiators, Karndean floor covering, TV point.

KITCHEN/DINER

16' 7" x 12' 0" (5.05m x 3.66m) Modern fitted kitchen with a good range of wall and base units, worktops, breakfast bar, electric hob, extractor fan, oven, microwave, glass splash backs, spotlights, Karndean floor covering, under stairs storage cupboard, staircase leading to the first floor, uPVC double glazed window and uPVC double glazed French doors.

UTILITY AREA

10' 1" x 8' 3" (3.07m x 2.51m) With fitted storage units, plumbed for an automatic washing machine, low level w.c, tiled floor covering, uPVC double glazed window, door into the garage, uPVC door.

LANDING

With two uPVC double glazed windows.

BEDROOM ONE

12' 1" x 9' 9" (3.68m x 2.97m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, double wardrobe.

BEDROOM TWO

9' 9" x 8' 2" (2.97m x 2.49m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, wardrobes.

BEDROOM THREE

9' 2" x 6' 5" (2.79m x 1.96m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

BATHROOM

6' 5" x 5' 3" (1.96m x 1.6m) Fitted with a three piece suite in white comprising of: P shaped bath with shower over, wash hand basin with storage cupboard below and mixer taps, low level w.c., part tiled walls, chrome towel radiator, obscure uPVC double glazed window with fitted blind.

GARAGE

With electric roller door, light, power, combi boiler, door into utility area.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for two cars and low brick retaining walls. The enclosed, tiered, rear garden has a patio area, stone walling, glass balustrade, a decked patio area and an Astroturf area.

ADDITIONAL INFORMATION

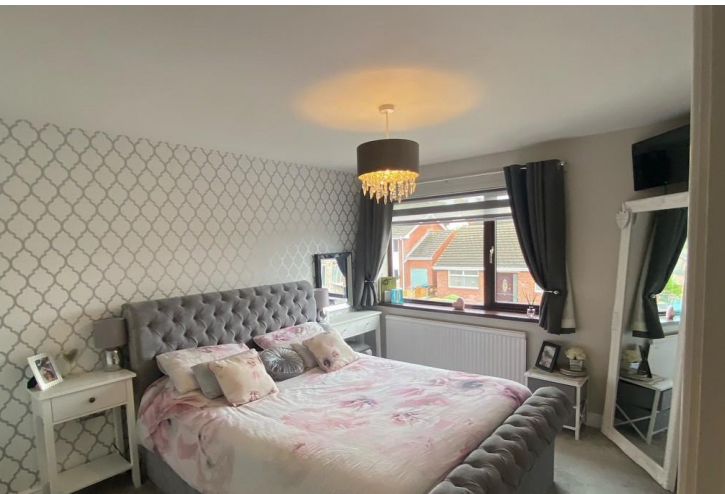
TENURE: Leasehold - Solicitor to confirm details.

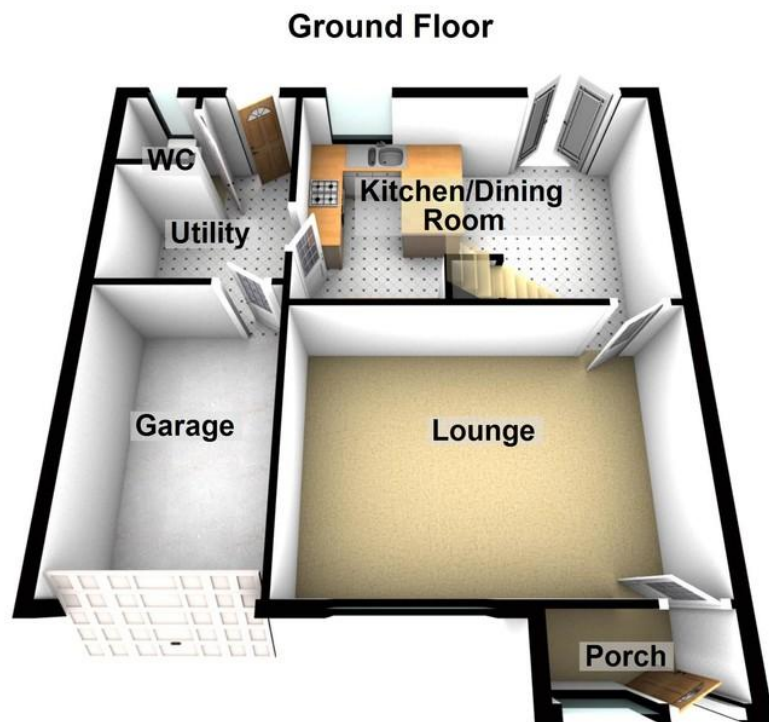
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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