



Denbydale Way

Royton, Oldham

£189,950

- Mid Town House
- Ideal Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Modern Fitted Kitchen/Diner
- Gardens To Front & Rear
- Garage At Rear
- EPC Rating - C



A stunning example of a three bedroom, town house located on the much desired 'Thorpe development'. Viewing is essential to appreciate the finish by the current vendors. Accommodation comprising of: entrance porch, hallway, lounge, kitchen/dining room, three bedrooms and a beautiful four piece bathroom. Externally a well crafted, tiered garden to the rear and a garden to the front. Well regarded local schools, shops and amenities are all within easy reach.

#### ENTRANCE PORCH

6' 2" x 3' 8" (1.88m x 1.12m) With uPVC entrance door, vinyl floor covering, blinds, sensor lighting, glazed door to hallway.

#### HALLWAY

With fitted carpeting, radiator.

#### LOUNGE

13' 0" x 13' 5" (3.96m x 4.09m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, under stairs storage cupboard, radiator, inset TV wall and internet point, BT point, spotlights with dimmer switch, French glazed door into kitchen.

#### KITCHEN/DINING

16' 7" x 10' 6" (5.05m x 3.2m) Fitted with wall and base units in white hi gloss, worktops, one and a quarter bowl sink unit with mixer taps, five ring gas hob, arched extractor fan, retro tiled splash backs, under light, low level kick board lights, CDA microwave and double oven, space for a fridge/freezer, tiled floor covering, inset space for TV on wall with aerial outlet and Ethernet, two wall lights, plumbed for an automatic washing machine, pendant lighting, uPVC double glazed French doors with fitted blinds.

#### LANDING

With fitted carpeting, radiator, combi boiler, loft access via a ladder.

#### BEDROOM ONE

12' 4" x 10' 5" (3.76m x 3.18m) With rear aspect uPVC double glazed window with fitted blind, radiator, fitted carpeting, TV point/Ethernet, spotlights.

#### BEDROOM TWO

10' 8" x 9' 5" (3.25m x 2.87m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, TV point/Ethernet, spotlights.

#### BEDROOM THREE

7' 7" x 7' 2" (2.31m x 2.18m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, TV point/Ethernet, spotlights.

#### BATHROOM

7' 6" x 6' 4" (2.29m x 1.93m) Fitted with a four piece suite in white comprising of: double head, corner shower, panelled bath, sink unit with waterfall tap and storage cupboard below, low level w.c., under floor heating, up down auto lighting, fully tiled walls and floor, heated integrated mirror, extractor fan, spotlights, chrome towel radiator, obscure uPVC double glazed window.

#### GARAGE

19' 7" x 13' 4" (5.97m x 4.06m) Accessed via Connington Close with up and over door, light and power.

#### EXTERNALLY

To the front of the property there is a lawn area, water supply and steps leading to the front door. The rear garden has slate chippings, electrics, three LED lights and LED floodlight, step lighting, sleepers, lawn area, decked area and gate leading to the rear.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: B

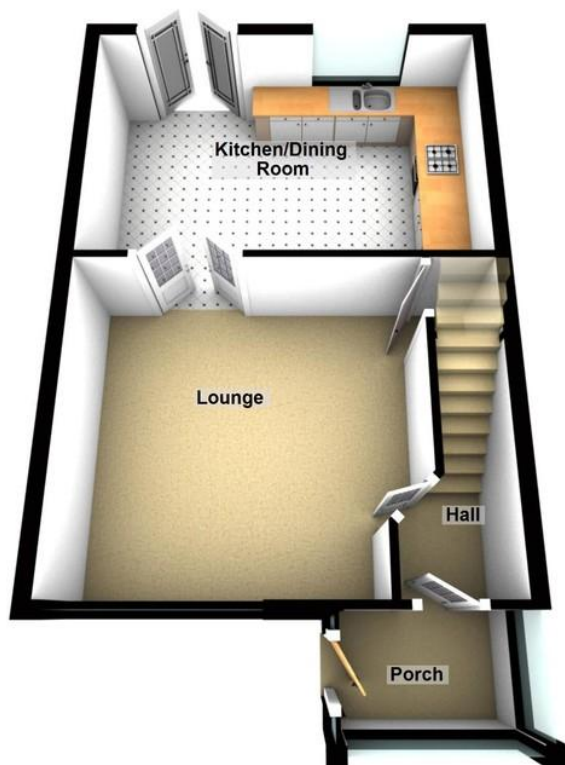
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### 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.



Ground Floor



First Floor



Royton Office  
64 Rochdale Road  
Royton  
Oldham  
OL2 6QJ

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
royton@kirkham-property.co.uk  
0161 626 9789

Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm