



Clifton Crescent

Royton, Oldham

Offers In Excess Of £255,000

- Semi-Detached House
- Two Ground Floor Bedrooms, One En-Suite
- Two Further First Floor Bedrooms
- Fitted Kitchen/Dining Room
- Garage & Large Driveway
- Enclosed Rear Garden
- Popular & Convenient Location
- EPC Rating - E



Located in this lovely tucked away cul-de-sac off Turf Lane is this superbly presented, four bedroom, semi-detached family home. Accommodation comprising: entrance porch, hallway, lounge, kitchen/dining room, two ground floor bedrooms, one en-suite and on the first floor two further bedrooms, a bathroom and a large eaves storage area. Externally a lovely rear garden, garage and a driveway providing off road parking for 3/4 cars. Local shops and amenities are within walking distance.

ENTRANCE PORCH

With glazed door, fitted carpeting, glazed door to the hallway.

HALLWAY

L shaped hallway with under stairs storage cupboard, radiator, fitted carpeting, BT point.

LOUNGE

17' 2" x 10' 5" (5.23m x 3.18m) With large, front aspect, uPVC double glazed picture window, radiator, electric fire, fitted carpeting, wall lights, TV point.

KITCHEN/DINING ROOM

14' 4" x 8' 8" (4.37m x 2.64m) With fitted Shaker style wall and base units, worktops, one and a quarter bowl stainless steel sink unit with mixer tap, integrated fridge/freezer, double oven, four ring gas hob, extractor fan, integrated Smeg washing/drying machine, integrated Bosch dishwasher, part tiled splash backs, under lights, Karndean floor covering, radiator, uPVC double glazed window with fitted blind and uPVC door.

BEDROOM ONE

11' 1" x 10' 8" (3.38m x 3.25m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, fitted wardrobes, two bedside cabinets and headboard, open to the en-suite.

ENSUITE

7' 5" x 6' 2" (2.26m x 1.88m) Fitted with a three piece suite comprising of: walk in shower, low level w.c., floating sink unit with mixer tap and storage cupboard below, extractor fan, fully tiled walls and floor, under floor heating, radiator, two obscure uPVC double glazed windows.

BEDROOM TWO

16' 5" x 9' 5" (5m x 2.87m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

LANDING

Galleried landing with fitted carpeting, airing storage cupboard, uPVC double glazed window with fitted blind.

BEDROOM THREE

16' 0" x 10' 5" (4.88m x 3.18m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, eaves storage.

BEDROOM FOUR

9' 5" x 5' 0" (2.87m x 1.52m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator.

EAVES STORAGE AREA

4' 6" x 20' 5" (1.37m x 6.22m)

GARAGE

15' 8" x 9' 7" (4.78m x 2.92m) With up and over door, light, power.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for up to four cars. The enclosed rear garden has a raised patio area, lawn storage shed, water supply, boundary fencing and a gate leading to the front.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

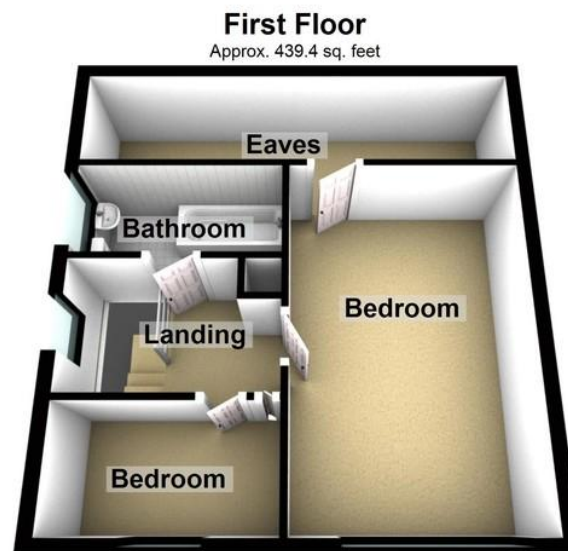
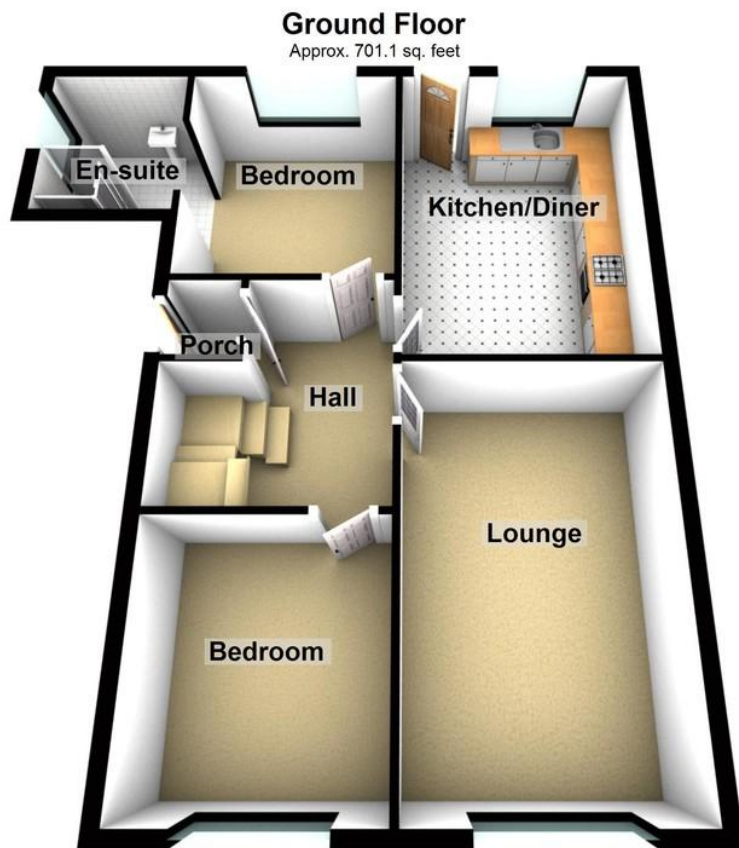
COUNCIL BAND: C

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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