

## Higher Turf Park, Royton, Oldham

£249,950

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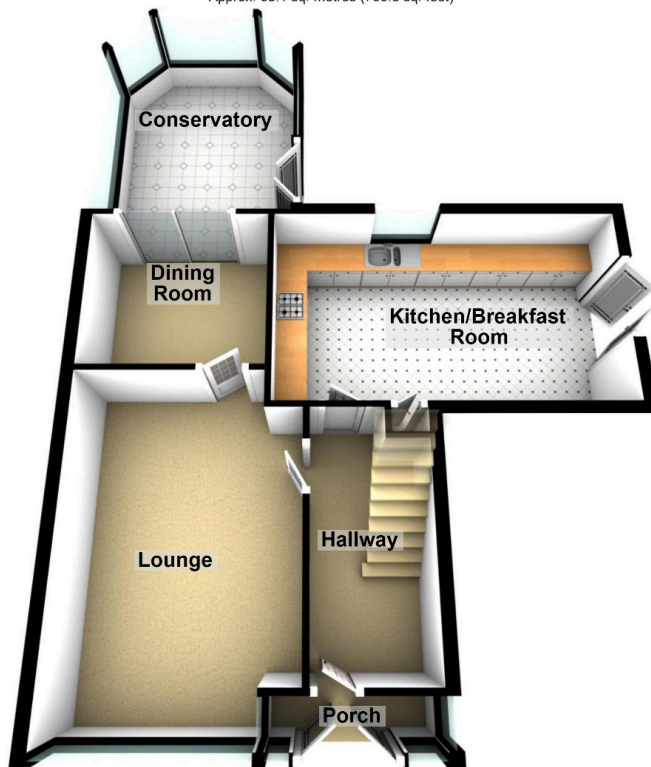


- Three Bedroom, Semi-Detached House
- Ideal Family Home
- Lounge, Dining Room & Conservatory
- Shaker Style Fitted Breakfast Kitchen
- Storage Garage & Separate Utility Room At Rear
- Off Road Parking
- uPVC Double Glazing & Gas Central Heating
- EPC Rating -
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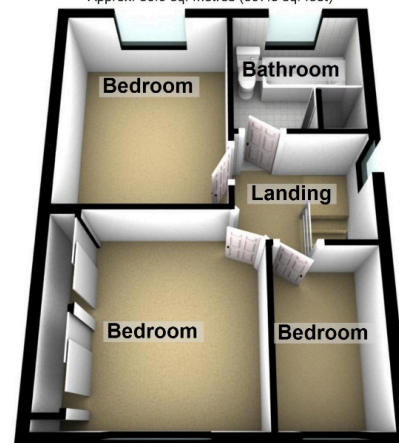
**Ground Floor**

Approx. 65.1 sq. metres (700.8 sq. feet)



**First Floor**

Approx. 36.9 sq. metres (397.3 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)

Nestled in a small cul-de-sac is this delightful, three bedroom, semi-detached family home located in Royton. Boasting a good size corner plot with masses of potential to extend. (Planning permission exists to add a first floor extension to the side elevation REF HH/059168/11). The accommodation briefly comprises of: entrance porch, entrance hallway, lounge, dining room, large kitchen/breakfast room, conservatory, utility room, three bedrooms and a four piece bathroom. Externally there are single driveways to the front and rear providing off road parking, gardens and a storage garage.