



Yarn Field Close, Royton

£260,000



ALL. TOGETHER. BETTER.

www.kirkham-property.co.uk

Yarn Field Close, Royton

Wow just Wow! What a lovely property this one is. Build by Kellen Homes in 2022/3 and known as 'The Hickory' is this superb two bedroom end town house located within a short walk of Royton centre. With AEG appliances fitted as standard to the kitchen, two zone programmable gas central heating system with smart thermostats, home networking space to bedroom two with enhanced IT provision and much more. Accommodation comprising: Entrance hallway, cloakroom/W.C, large open plan lounge/dining room that leads to an open plan kitchen. To the first floor are two good size double bedrooms and a well appointed bathroom. Karndean flooring fitted all over the house with carpeting to the stair case. Call us today to arrange a viewing of this amazing property.





HALLWAY

Karndean floor covering, composite door, radiator with designer cover, Smart thermostat, stairs to the first floor.

CLOAKROOM/W.C

1.8m x 0.86m (5'11" x 2'10")

Low level WC, wash hand basin with under storage unit, Karndean floor covering, radiator.

OPEN PLAN LOUNGE/DINING ROOM

4.93m x 4.27m (16'2" x 14'0")

A lovely open plan room, large uPVC French doors and windows all with integrated blinds, Karndean floor covering, radiator, USB sockets, TV and telephone sockets. The room is also open plan to the kitchen area to create a lovely sociable area.





UTILITY STORE

Placed within the under stairs area is this useful utility area with plumbing for an automatic washing machine, roll top work surface, Light and power sockets, extractor fan.

KITCHEN AREA

3.4m x 2.03m (11'2" x 6'8")

Fitted with a lovely range of Dove Grey eye and base units, roll top work surfaces, 1 1/4 stainless steel sink unit with mixer taps, integrated dishwasher, integrated fridge/freezer, Karndean floor covering, spotlighting, USB sockets, cupboard housing hi spec Baxi combination boiler with additional heat recovery unit (linked to smart thermostats).

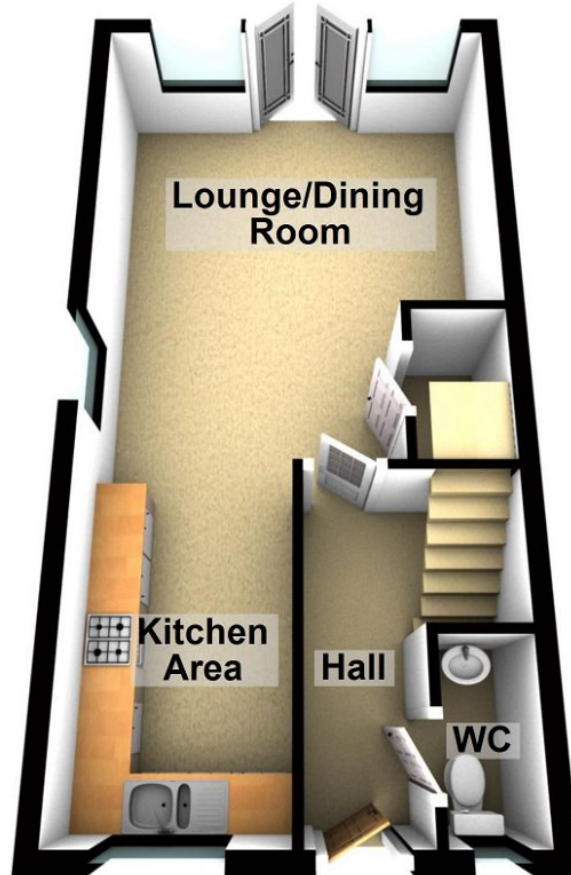
LANDING

Storage cupboard, loft access, radiator with designer cover.



Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.0 sq. feet)

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688