

# ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price Of £350,000

Plot 6, Hebron Street, Royton, Oldham, OL2 6LU

- NEW BUILD Detached Home
- Open Plan Lounge/ Diner
- Modern Fitted Kitchen
- Luxury Family Bathroom/wc
- Four Generous Bedrooms (One with Ensuite)
- Gardens & Driveway Parking
- Central Heating & Double Glazed
- Popular & Convenient Cul De Sac
- High Specification. VIEWING ESSENTIAL.
- NOT TO BE MISSED



This detached, newly built, four bedroom, family home has living accommodation set out over three storeys which comprises briefly to the ground floor of Entrance hall, spacious Lounge, fitted Kitchen/Diner and wc. To the first floor there are three Bedrooms and luxury family Bathroom/wc whilst to the second floor there is a large main Bedroom with Ensuite luxury shower room/wc. In addition there is a large Dressing room area. Outside there are garden areas to three sides with driveway and allocated parking space. The properties benefits further from the installation of gas fired central heating, double glazed windows throughout and quality fixtures and fittings including light fittings, floor coverings and bathroom and kitchen fitments. This fine home is situated in a convenient and popular, residential area with easy access to well regarded local schools and amenities, excellent public transport links and just a short distance from Royton and Shaw centres. An internal inspection is strongly recommended.

### Accommodation

#### Entrance

Lounge/Fitted Kitchen/Diner: 26'9 x 16'10





Ground Floor wc: 5'7 x 3'1

First Floor

Landing

Bedroom two: 12'3 x 8'11



Bedroom three: 7'7 x 9'



Bedroom four: 7'8 x 7'4



Bathroom/wc: 6'5 x 9'

Second Floor



Bedroom one: 18'4 x 9'11



Dressing area: 8'3 x 10'3

Ensuite: 10'7 x 5'11

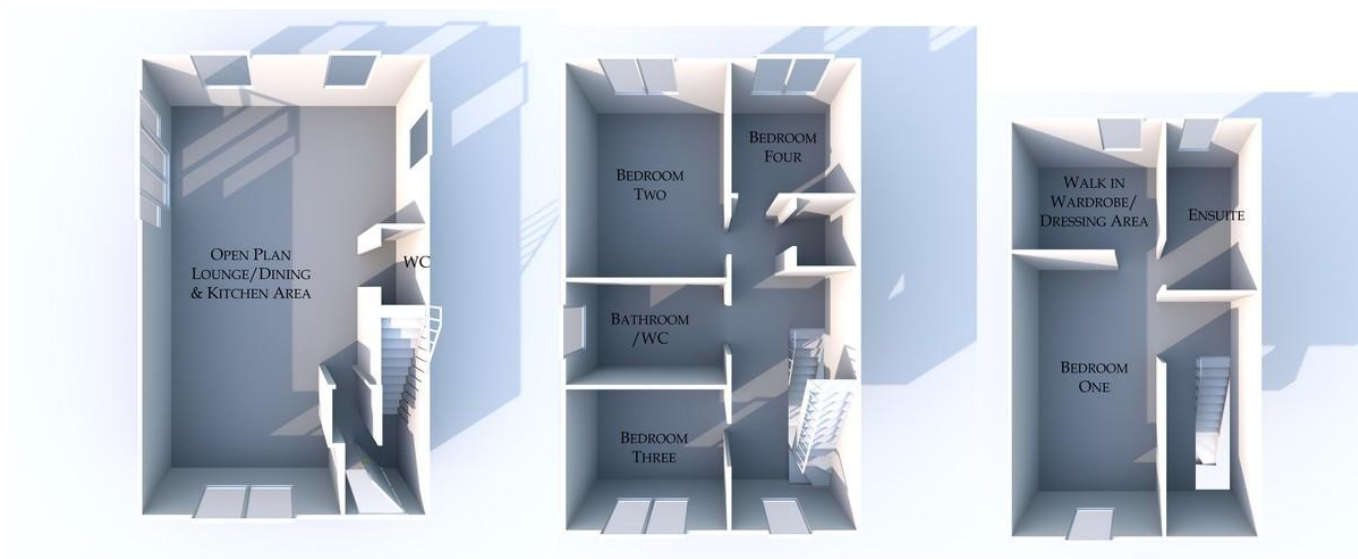




## Outside







Address:

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LANCASHIRE, OL2 5PA

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.