

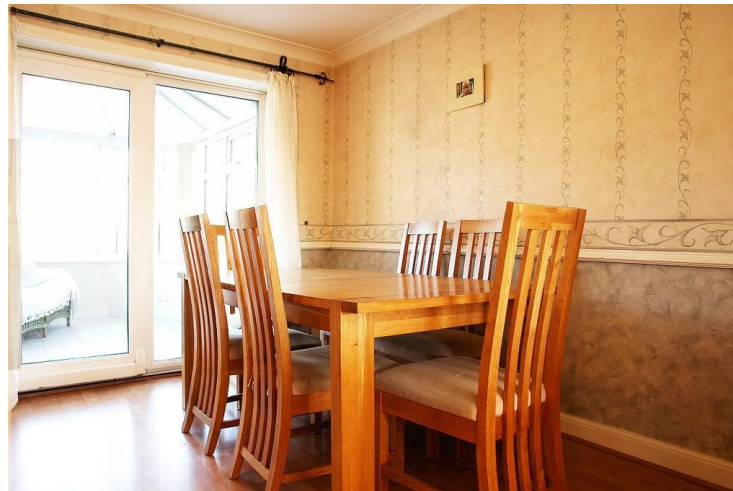


1 Chapelway Gardens

Royton, Oldham

£259,950

- Stone Built Detached House
- Three Reception Rooms
- Conservatory
- Four/Five Bedrooms
- Master Bedroom Ensuite
- Driveway and Gardens
- Popular Quiet Cul de Sac
- EPC Rating - D



Set on a corner plot in the much sought after area of Chapelway Gardens in Royton is this beautiful stone built detached property. This large family home is in need of some modernisation and has been priced to reflect that. This spacious home briefly comprises hallway, cloakroom/w.c, lounge, dining room, conservatory, kitchen, utility area and playroom/study to the ground floor and a master bedroom with en-suite, four further bedrooms and a family bathroom to the first floor. Externally the corner plot front wraps around the property with a driveway for up to three cars and there is a lawn garden to the rear. The property is within easy reach of Royton centre and all its amenities, public transport links and Tandle Hill country park is only a short distance away.

ENTRANCE HALL

With uPVC entrance door, laminate flooring, radiator and stairs leading to the first floor.

CLOAKROOM

Fitted with a two piece suite comprising low level w.c, wash hand basin and extractor fan.

LOUNGE

17' 2" x 12' 1" (5.23m x 3.68m) With dual aspect uPVC double glazed box windows, laminate flooring, radiator, gas fire and surround.

DINING ROOM

10' 0" x 9' 9" (3.05m x 2.97m) With laminate flooring, radiator, uPVC double glazed patio doors.

CONSERVATORY

9' 9" x 9' 1" (2.97m x 2.77m) With window blinds, French doors, tiled flooring.

KITCHEN

17' 4" x 13' 5" (5.28m x 4.09m) With fitted wall and base

units in cream, worktops, integrated dishwasher, space for a fridge freezer, large stainless steel sink unit with spray mixer tap, Range cooker, chimney hood extractor fan, cupboard housing the combi boiler, three uPVC double glazed windows, laminate flooring, radiator.

UTILITY AREA

With plumbing for a washing machine, tiled flooring, uPVC door to side.

PLAYROOM/STUDY

13' 3" x 8' 3" (4.04m x 2.51m) With laminate flooring, dual aspect uPVC double glazed windows with blinds.

LANDING

Galleried landing with loft access and storage cupboard.

BEDROOM ONE

11' 8" x 10' 4" (3.56m x 3.15m) With fitted carpet, radiator,

fitted wardrobes, uPVC double glazed window with blind.

ENSUITE

Fitted with a white three piece suite comprising shower cubicle, low level w.c, wash hand basin, radiator, tiled flooring, obscure uPVC double glazed window.

BEDROOM TWO

17' 8" x 8' 3" (5.38m x 2.51m) With fitted carpet, radiator, wardrobes and eaves storage, Velux window, uPVC double glazed window.

BEDROOM THREE

9' 9" x 9' 1" (2.97m x 2.77m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM FOUR

8' 9" x 6' 6" (2.67m x 1.98m) With radiator, uPVC double glazed window.

BEDROOM FIVE

7' 1" x 6' 2" (2.16m x 1.88m) With radiator, uPVC double glazed window. This room is currently open to bedroom one but the wall can easily be put back up.

BATHROOM

Fitted with a white three piece suite comprising bath with shower above, low level w.c, wash hand basin, extractor fan, fully tiled walls and floor, radiator, obscure uPVC double glazed window. Please note the bath is cracked and in need of repair.

EXTERNALLY

The property is situated on a large corner plot to the front there is a driveway providing off road parking for up to three vehicles and to the rear there is a garden with lawn, shed, boundary fencing and gated side access.

ADDITIONAL INFORMATION

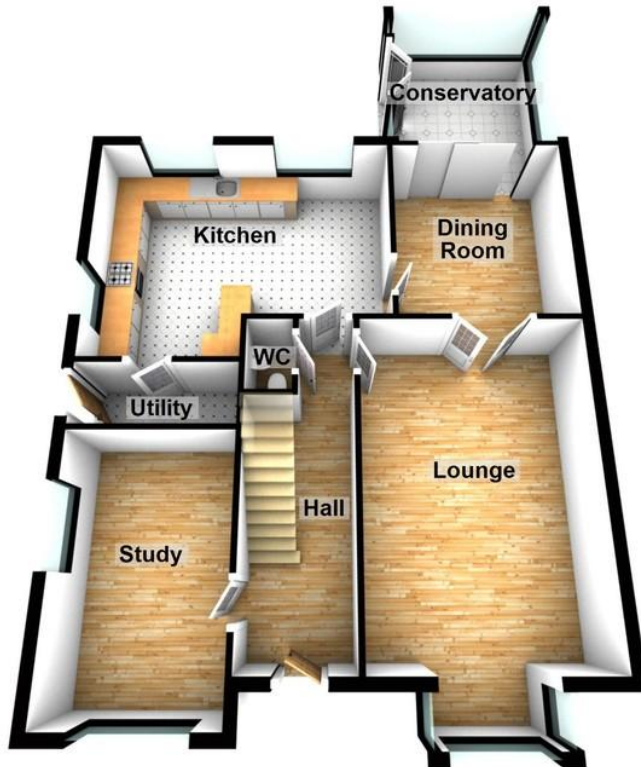
TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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0161 626 9789

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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