

15 Helston Drive

Royton, Oldham

£199,950

- Semi Detached Family Home
- Fully Refurbished
- Four Bedrooms, Master En Suite
- Spacious Lounge
- Large Kitchen/Dining Room
- Garage and Block Paved Drive
- South facing Rear Garden.
- EPC Rating - C



A fantastic fully renovated four bedroom semi detached family home located in the ever popular Helston Drive in Royton. This house needs to be seen to be appreciated with accommodation comprising entrance hall, 18ft lounge, ground floor bedroom, amazing 20ft kitchen/dining room, three further bedrooms to the first floor with master ensuite and a family bathroom. Call us today to view.

ENTRANCE HALL

With Rock entrance door, Karndean floor covering, radiator, spotlights, staircase rising to the first floor, under stairs storage cupboard.

CLOAKROOM

Fitted with a two piece suite comprising low level w.c, floating wash hand basin with storage cupboard below, chrome towel radiator, Karndean floor covering, spotlights.

LOUNGE

18' 5" x 10' 6" (5.61m x 3.2m) With front aspect uPVC double glazed window, fitted carpeting, radiator, sky point, internet point.

BEDROOM FOUR

9' 8" x 6' 9" (2.95m x 2.06m) With front aspect uPVC double glazed window, fitted carpeting, radiator, networking points.

KITCHEN/DINING ROOM

20' 9" x 17' 7" (6.32m x 5.36m) Fitted with wall and base units in high gloss, granite worktops, under lighting, island with breakfast bar, Neff chimney hood extractor fan and Smeg hob, two Bosch ovens, one and a quarter bowl stainless steel sink unit with mixer tap, integral fridge freezer and dishwasher, spot lights, Karndean floor covering, two radiators, Bi Fold doors, network points.

LANDING

Galleried landing with uPVC double glazed window, Velux roof window, fitted carpeting, storage cupboard, radiator, spotlights.

BEDROOM ONE

12' 9" x 12' 0" (3.89m x 3.66m) With front aspect uPVC double glazed window, fitted wardrobe in white gloss, dressing table, two bedside cabinets, eaves storage, two radiators, fitted carpeting.

ENSUITE

Fitted with a three piece suite comprising large shower cubicle, low level w.c, sink with mixer tap, fully tiled walls and floor, chrome towel radiator, extractor fan, spotlights.



BEDROOM TWO

14' 2" x 10' 1" (4.32m x 3.07m) With rear aspect uPVC double glazed window, fitted carpeting, radiator.

BEDROOM THREE

10' 8" x 10' 2" (3.25m x 3.1m) With rear aspect uPVC double glazed window, fitted carpeting, radiator, door leading to playroom.

PLAYROOM

10' 3" x 6' 7" (3.12m x 2.01m) With Velux roof window, fitted carpeting, height restricted.

BATHROOM

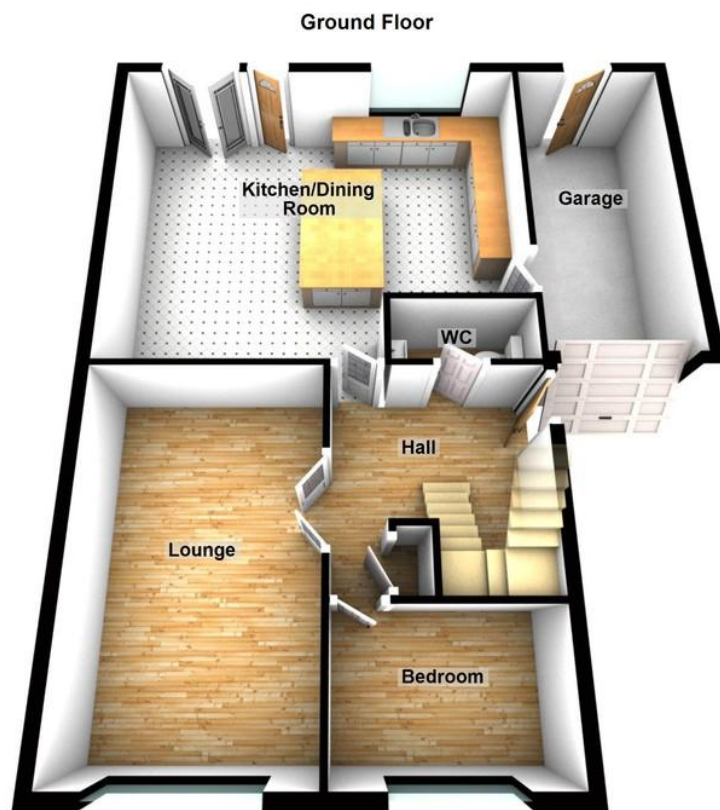
Fitted with a three piece suite in white comprising panelled bath with shower over and waterfall tap, wash hand basin with waterfall tap, low level w.c, polished porcelain floor covering, chrome towel radiator, spotlights, obscure uPVC double glazed window.



GARAGE

17' 1" x 7' 3" (5.21m x 2.21m) Garage with electric roller door, fitted worktops, sink unit with mixer tap, plumbing for a washing machine, combi boiler, vinyl floor covering, spotlights, uPVC door to the rear.





EXTERNALLY

To the front of the property off road parking is provided for by means of a two car block paved driveway and garage with a lawn area and outside lighting. The rear south facing garden has boundary fencing, decked area, lawn area, door leading to the garage.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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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 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