



Loughrigg Avenue

Royton, Oldham

£209,950

- Semi-Detached Dormer Bungalow
- Three Bedrooms
- Fitted Kitchen & Shower Room
- No Chain
- Driveway Parking
- South Facing Rear Garden
- Popular Location
- EPC Rating - E



Offered for sale with No Chain is this three bedroom, dormer bungalow located in the much sought after area of Thornham. Accommodation comprising of: entrance hallway, shower room, lounge, dining room, kitchen and bedroom to the ground floor with two further bathrooms on the first floor. Externally a private rear garden and driveway parking to the front. Well regarded local primary and secondary schools, shops, amenities and public transport links are all within easy reach.

ENTRANCE HALLWAY

L shaped hallway with uPVC entrance door, fitted carpeting, meters box.

SHOWER ROOM

6' 0" x 6' 1" (1.83m x 1.85m) Fitted with a three piece suite comprising of: shower cubicle, low level w.c, wash hand basin, fully tiled walls and floor, radiator, obscure uPVC double glazed window.

BEDROOM ONE

9' 6" x 9' 0" (2.9m x 2.74m) With two dual aspect uPVC double glazed windows, fitted carpeting, radiator.

KITCHEN

14' 7" x 9' 1" (4.44m x 2.77m) With fitted wall and base units, worktops, one and a quarter bowl stainless steel sink unit with mixer tap, plumbed for an automatic washing machine, 4 ring gas hob, vinyl floor covering, radiator, uPVC double glazed window, uPVC door into rear garden.

LOUNGE

16' 9" x 10' 9" (5.11m x 3.28m) With rear aspect uPVC double glazed box window, fitted carpeting, electric fire, radiator.

LANDING

With fitted carpeting.

BEDROOM TWO

13' 1" x 9' 0" (3.99m x 2.74m) With rear aspect uPVC double glazed window with views over grassland, fitted carpeting, radiator, wardrobes and drawer sets.

BEDROOM THREE

13' 5" x 10' 0" (4.09m x 3.05m) With rear aspect uPVC double glazed window with views over grassland, fitted carpeting, radiator, wardrobe.

EXTERNALLY

To the front of the property there is a driveway providing off road parking for two cars and a small lawn area with low brick retaining walls and side access. The South facing, private, rear garden has a decked patio area, further patio area, water supply, lawn area, boundary fencing and side access.

ADDITIONAL INFORMATION

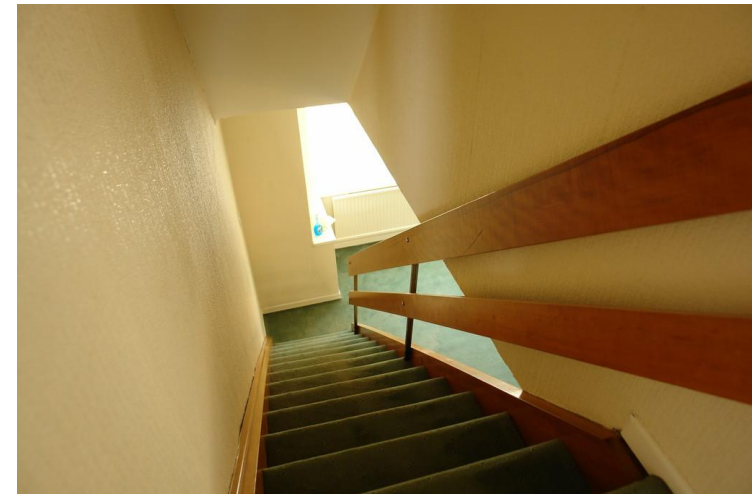
TENURE: Leasehold - Solicitor to confirm details.

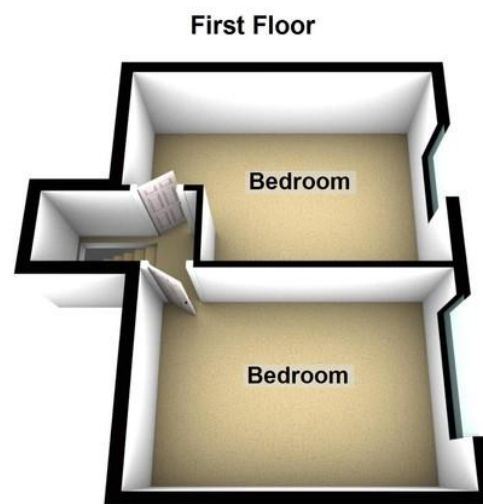
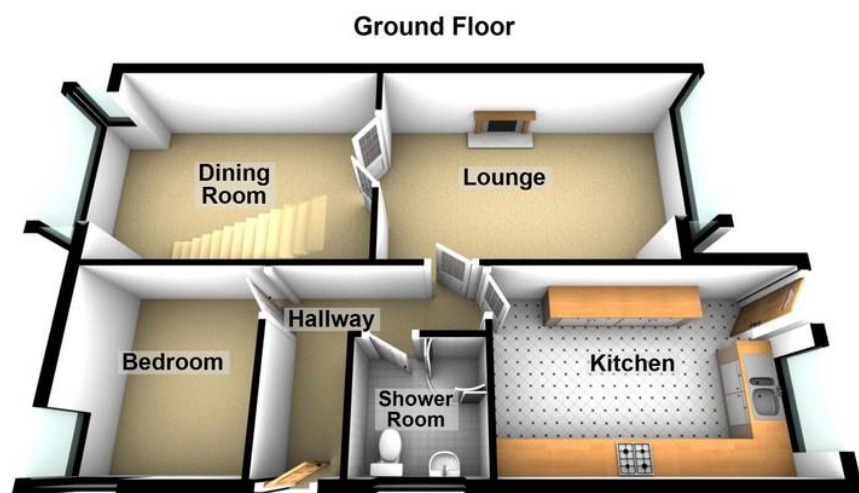
COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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