

17 Luzley Brook Road Oldham, OL2 6SQ

Beautiful modern 3-bedroom home, ideal for families. Situated on a quiet cul-de-sac in the popular area of Royton, and close to Shaw. The property is well located for good schools, motorway access and local transport links. Internally this lovely home which benefits from a full new central heating system and combination boiler briefly comprises; Entrance Hall, Lounge, and newly fitted beautiful wren kitchen which is open to the large conservatory. To the first floor is the Main Bedroom with wonderful well fitted walk in wardrobe, two further bedrooms one with fitted wardrobes, and the family bathroom. Externally, this property has well tended south facing gardens to three sides with a driveway to the front. This property is sure to attract families and couples who want a ready to move into home.

Semi Detached

3 Bedrooms

Newly Fitted Modern Wren Kitchen

Fitted Walk In Wardrobe In Main Bedroom

Large Conservatory

South facing gardens

Large Driveway For Several Cars

Freehold

£265,950

Entrance Hall

Welcoming entrance hall with newly fitted carpet and tasteful decor.

Lounge 15' 6" x 12' 3" (4.72m x 3.73m)

Spacious lounge with soon to be newly fitted carpet. Fitted inits . Walk in under stairs cupboard.

Kitchen/Breakfast Room 9' 11" x 15' 7" (3.01m x 4.74m)

Newly fitted beautiful modern Wren kitchen with BOSCH appliances. Integrated fridge/freezer, integrated washer, single fitted oven with extractor fan and gas hob.Very tastefully decorated . Newly fitted laminate flooring. Wood breakfast bar . This room is open to the very spacious conservatory which backs onto the lovely well tended south facing garden.

Conservatory 10' 2" x 14' 1" (3.10m x 4.29m)

Very spacious light and airy Conservatory that backs onto the south facing garden. New fitted laminate flooring.

Family Bathroom 6' 2" x 6' 5" (1.88m x 1.95m)

Newly fitted modern three piece suite in white with white tiles and black grout which gives the room an ultra modern feel . Black mains shower over bath with shower screen. Modern grey vanity fitted basin unit with drawers.

Bedroom 1 12' 1" x 8' 10" (3.68m x 2.69m)

Lovely modern decorated room with new carpet and an impressive walk in wardrobe that has ample fitted furniture.

Bedroom 2 9' 10" x 8' 10" (2.99m x 2.69m)

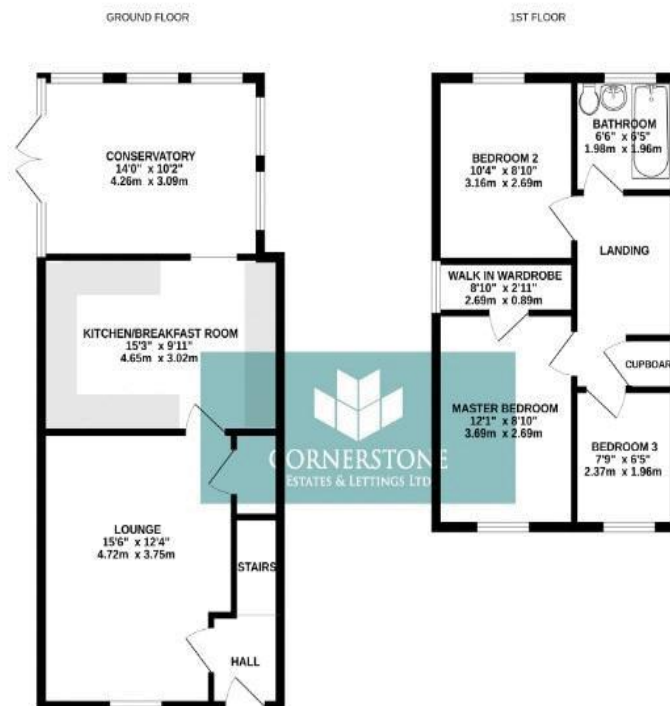
Double room with lovely decor and fitted wardrobes.

Bedroom 3 7' 9" x 6' 6" (2.36m x 1.98m)

Single room with fitted wardrobes.

Gardens

SOUTH facing garden with allocated areas for BBQ /Dining . Stoned area and artificial grass areas . Large newly erected 10x10 storage shed.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

