



56 Furtherwood Road Oldham, OL1 2QN

Fantastic semi detached home in Royton, offering everything a growing family desires including looking after those energy bills! This modern property was built in 2018 and still has years left under the NHBC certificate. Briefly comprising to the ground floor; Entrance hall, guest w/c, large lounge with double doors that flow into the dining room then the modern fitted kitchen. To the first floor are the 3 generously proportioned bedrooms - no tiny box room to keep the children happy! The master has an ensuite shower room and the main bathroom has a modern tile finish. Externally this property benefits from a double driveway and an envious private rear garden. This property comes with valuable Solar panels to ensure your energy bills stay low! Being decorated throughout in a neutral modern colour palette and being freehold with no chain, this lovely home offers an excellent opportunity for the discerning buyer who is looking for a smooth transaction. Situated in the developing town of Royton with its local bars and restaurants, this property also benefits from being close to Oldham Royal Hospital, good local schools, amenities and transport links.



3 bedrooms

Built 2018

Modern fitted kitchen

NO CHAIN

Private rear garden

Driveway

Master en-suite

Solar Panels

£250,000

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Entrance Hallway 7' 1" x 3' 4" (2.15m x 1.02m)

Entrance hall with W/C access. Laminate flooring. Access to lounge.

Guest W/C 6' 2" x 2' 11" (1.87m x 0.88m)

Ideally situated off the entrance, this guest w/c has low level w/c and vanity wash hand basin.

Lounge 15' 5" x 15' 2" (4.70m x 4.62m)

Large lounge in neutral decor. Double doors open to the dining room which in turn offers a clear sightline to the rear garden; ideal for entertaining. Under stairs storage cupboard.

Kitchen 11' 11" x 7' 3" (3.62m x 2.20m)

Modern fitted kitchen in a cashmere colour with contrasting worktops. Integrated oven, gas hob, extractor fan and sink with drainer. Glass splash back. Space for fridge/freezer and plumbed for automatic washing machine. Combi boiler is neatly housed in the same cabinetry. Open to the dining room.

Dining Room 11' 10" x 7' 6" (3.61m x 2.29m)

Perfect for linking all rooms together, this dining room is open to the kitchen and flows from the lounge to the rear garden by way or French doors.

First Floor Landing

Providing access to all first floor rooms, this landing has a storage / linen cupboard and offers loft access.

Bedroom 1 12' 8" x 10' 0" (3.87m x 3.04m)

To the rear elevation, overlooking the garden, this master bedroom has an en suite shower room.

En-suite 2' 11" x 8' 1" (0.89m x 2.46m)

Low level w.c, wash hand basin and shower cubicle.

Bedroom 2 11' 4" x 8' 1" (3.46m x 2.47m)

Bathroom 7' 11" x 4' 9" (2.41m x 1.46m)

Panel bath with shower above and glass screen, low level w/c and pedestal wash hand basin. Decorative tiled walls.

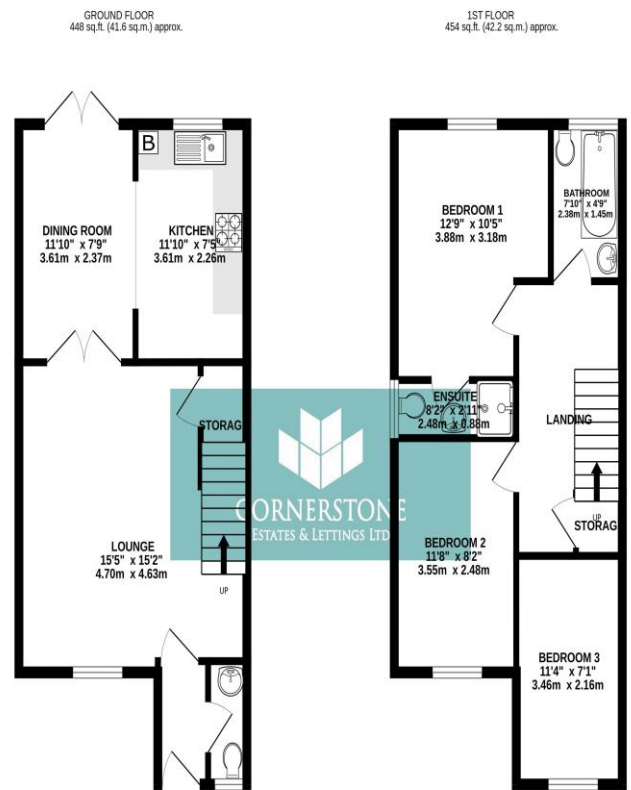
Bedroom 3 11' 5" x 6' 8" (3.47m x 2.03m)

Front

Small garden with gravel and driveway for 2 cars to the side. Gated access to the rear garden.

Rear Garden

Perfect for entertaining or for children and pets, this low maintenance enclosed garden has a patio area and a raised lawn.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
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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.

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