

HUNTERS[®]

HERE TO GET *you* THERE



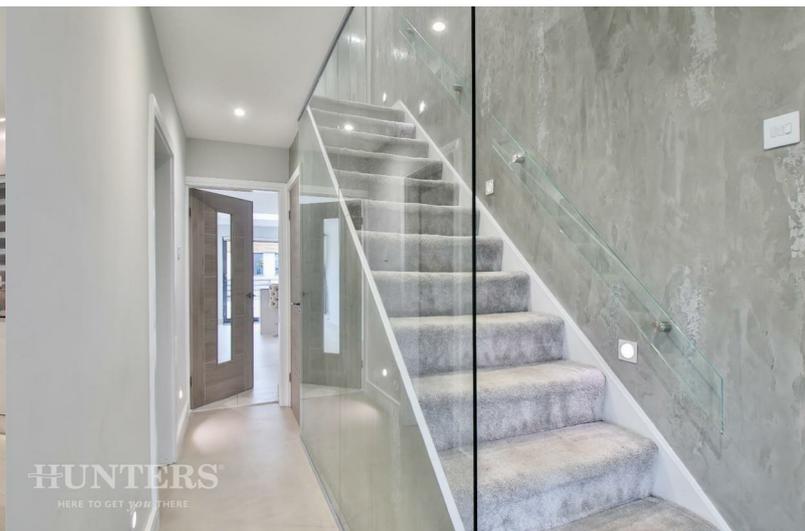
Chapelway Gardens

Royton, Oldham, OL2 6UQ

Asking Price £399,950



Council Tax: D



30 Chapelway Gardens

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Entrance Hall

14'0" x 5'9" (4.29 x 1.77)

With composite front door leading to the entrance hall. Featuring a stunning staircase with bespoke glass panels and spotlights at skirting board level.

Lounge

16'5" x 13'4" (5.02 x 4.07)

A truly modern lounge with a feature media wall with built in log effect gas fire, spotlighting and carpet, window to the front.

Family Room

17'3" x 8'4" (5.28 x 2.56)

A very useful 2nd living space with office area, laminate flooring and access to ceiling storage and window to the side.

Kitchen / Dining Room

21'0" x 17'1" (6.41 x 5.23)

Another beautiful room with modern fitted kitchen in high gloss White with integrated electric oven, microwave, induction hob, wine rack, fridge freezer and washing machine, one and a half bowl sink unit, tiled floor, dining area, ceiling window, breakfast bar, feature radiator and large sliding doors to the rear garden. An incredible entertaining area leading to : - the bar.

Bar

7'9" x 10'8" (2.37 x 3.27)

Feature bar with ceiling lights and tiled floor.

Sitting Room

11'11" x 10'8" (3.64 x 3.27)

With a curved seating area, tiled floor, floor to ceiling window to the rear, ceiling window and window to the side

Landing

9'3" x 6'0" (2.83 x 1.85)

With storage cupboard and spotlighting.

Master Bedroom

11'10" x 13'1" (3.62 x 3.99)

With modern fitted wardrobes down one full wall with matching bed side cabinet, fitted carpet and window to the front.

Bedroom

11'0" x 13'1" (3.36 x 3.99)

With modern fitted wardrobes, fitted carpet and window to the front.

Bedroom

7'10" x 9'9" (2.41 x 2.98)

With modern fitted wardrobes, carpet and window.

Bathroom

5'4" x 8'5" (1.63 x 2.57)

A modern fitted bathroom with large bath with rain mixer shower, low level WC, wash hand basin in vanity unit with drawers, feature radiator, fully tiled and large fitted wall mirror.

Externally

To the front there is a lawn and driveway for approximately two cars. Whilst to the rear there is a flagged patio area and a raised patio area with glass panels, and a lawn.

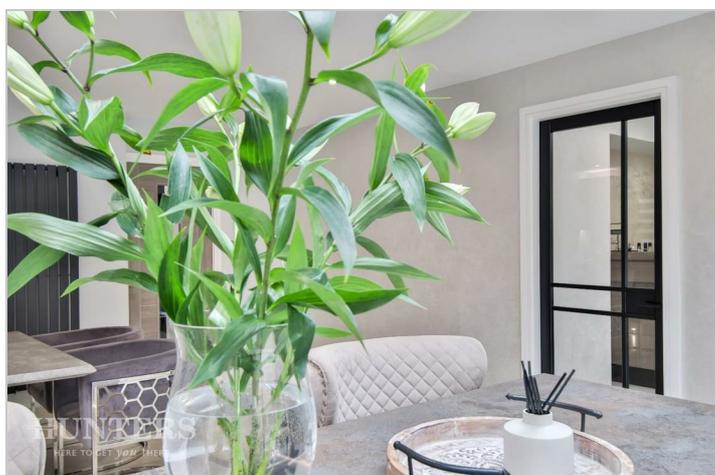
Externally

Ground Floor WC

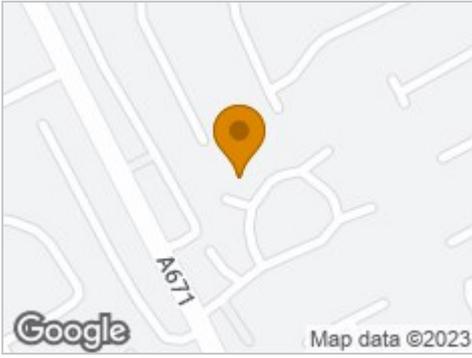
Fitted with a low level WC and modern vanity sink with storage.

Material information

Tenure - Freehold
Council Tax - Oldham Council - Band C
EPC - C



Road Map



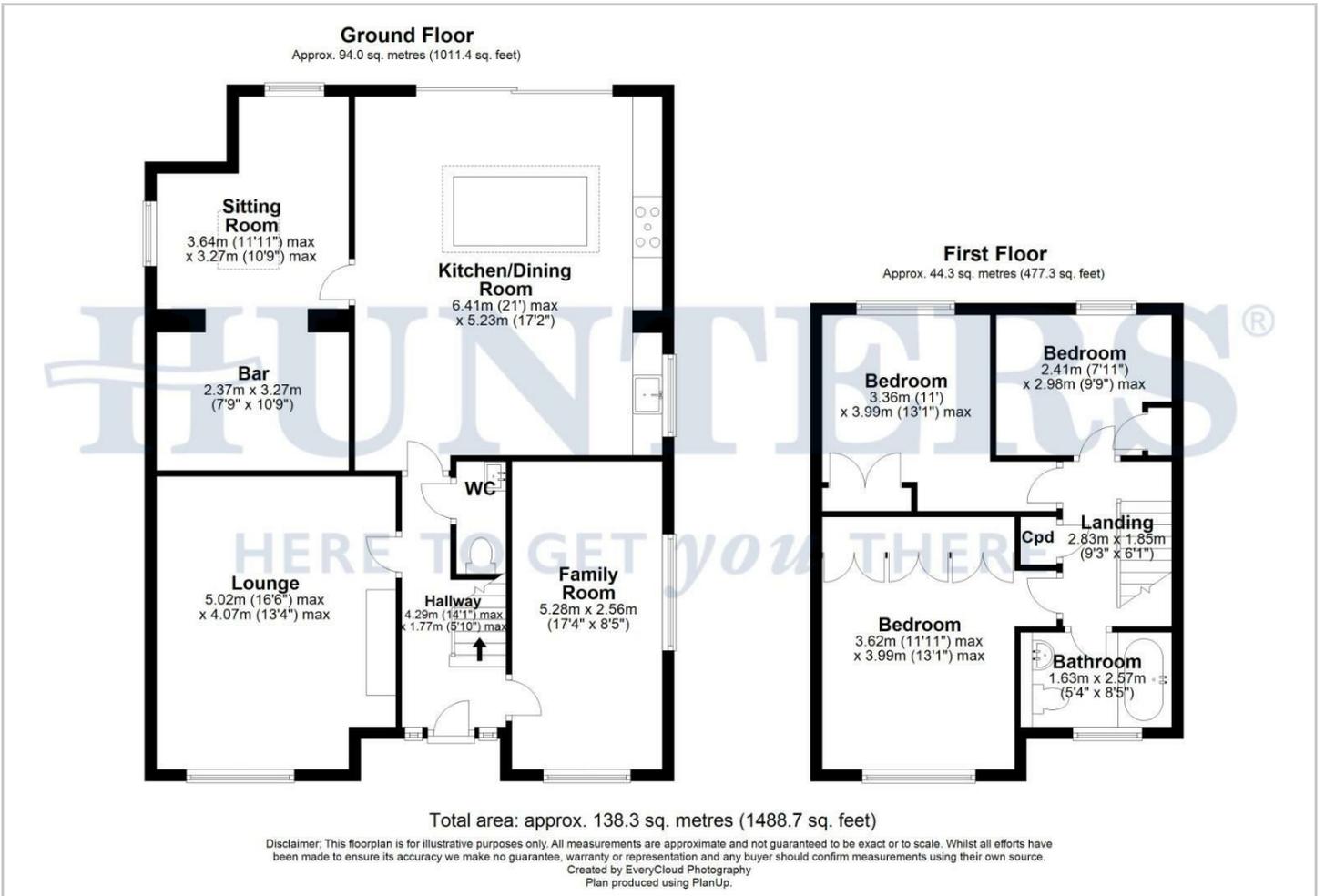
Hybrid Map



Terrain Map



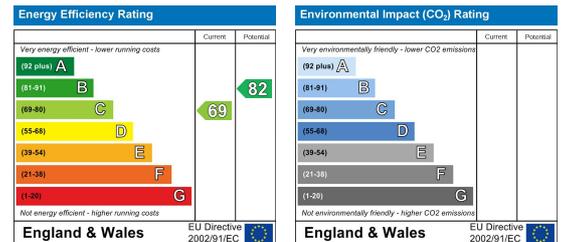
Floor Plan



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.