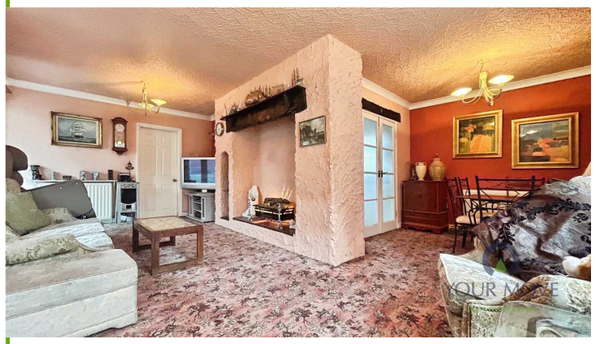
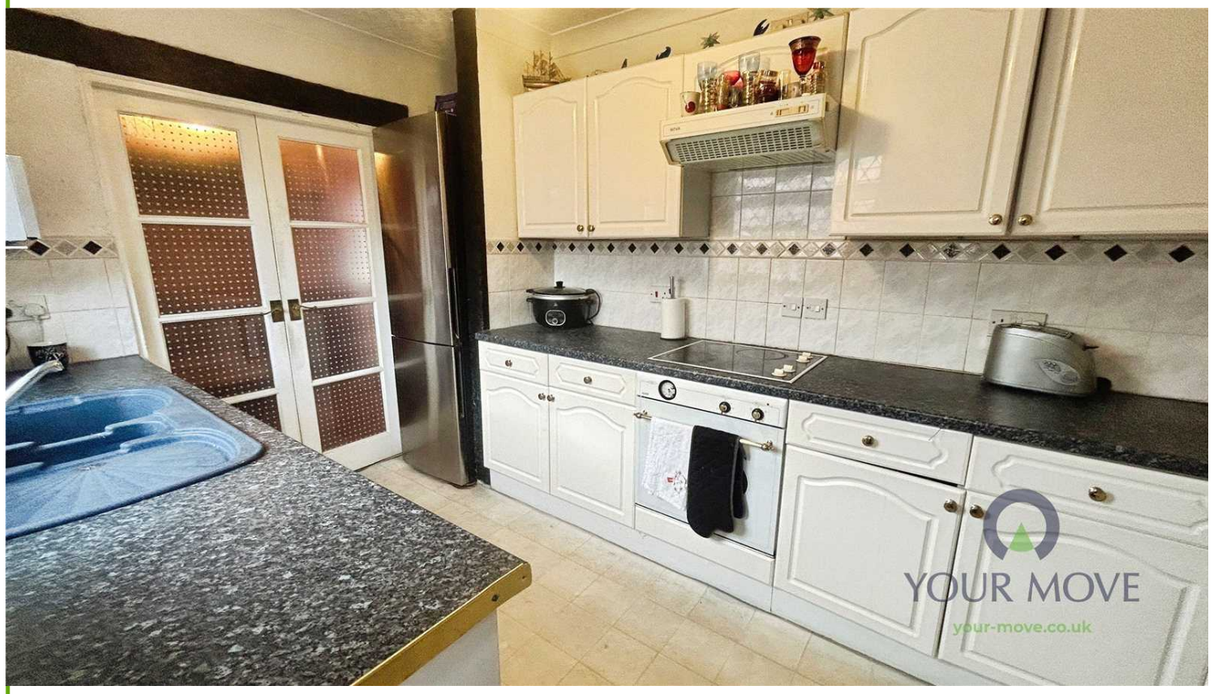




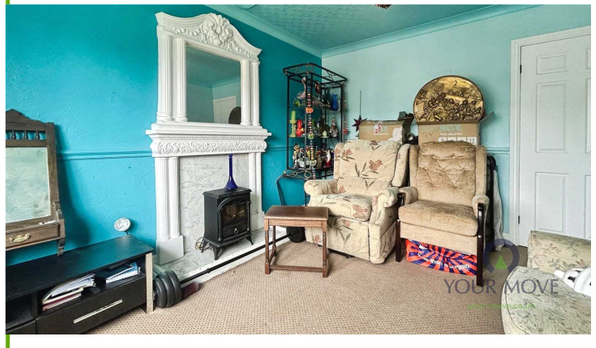
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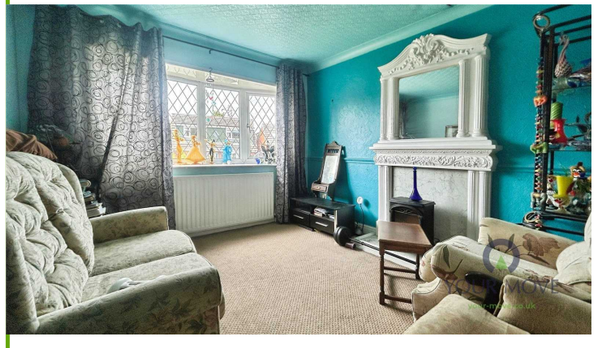












Kirkdale Drive, Royton, Oldham,
OL2

Asking Price: £370,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Kirkdale Drive, Royton, Oldham, OL2

Asking Price: £370,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This well-proportioned four-bedroom bungalow offers spacious and versatile single-level living, perfectly suited to families, downsizers, or buyers seeking adaptable accommodation in a highly sought-after residential location. Boasting generous living spaces, flexible bedrooms, attractive gardens, and off-road parking, the property provides a comfortable and practical home for modern family life.

Living Room/ Dining room
21'5" x 19'3" (6.53m x 5.87m)
The living and dining area forms the central hub of the property. This bright and spacious room easily accommodates both lounge and dining furniture, making it perfect for family gatherings, entertaining friends, or simply relaxing. Large windows ensure the space is filled with natural light throughout the day, enhancing its warm and airy atmosphere. Its open-plan design flows seamlessly into the kitchen, creating a natural connection between cooking, dining, and living areas.

Kitchen
17'1" x 7'10" (5.2m x 2.4m)
The kitchen is thoughtfully designed with excellent storage and worktop space. Its practical layout allows for effortless meal preparation and daily use, while the direct connection to the living and dining area ensures interaction with family or guests remains easy and natural. The kitchen is both functional and welcoming, supporting the flow of the home and modern family living.

Bedroom 1
14'8" x 10'6" (4.47m x 3.2m)
The principal bedroom is located at the rear of the property, ensuring privacy and a peaceful retreat away from the main living areas. This generous double room benefits from abundant natural light and is complemented by a well-appointed ensuite, offering a sense of luxury and convenience. The layout provides ample space for a large bed, bedside tables, and additional furnishings, while still maintaining a comfortable and uncluttered feel. It is the perfect private sanctuary for relaxation at the end of the day, with views over the rear garden adding to its tranquil appeal.

Bedroom 2
10'11" x 8'6" (3.33m x 2.6m)
Positioned at the front of the bungalow, bedroom two is a spacious double with versatility in mind. It can serve as a secondary reception room, comfortable bedroom, or home office for family members. The well-proportioned space allows for a variety of furniture arrangements, while large bay windows ensure the room is light and inviting. Its location at the front of the property provides easy access while maintaining a sense of privacy.

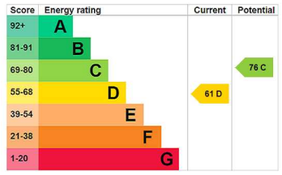
Bedroom 3
10'1" x 7'10" (3.07m x 2.4m)
Bedroom three is a highly adaptable space that can be configured to suit the needs of modern living. It can function as a bedroom, home office, study, or even a walk-in wardrobe, depending on the homeowner's lifestyle. Its flexible layout and neutral proportions make it a particularly useful room, whether for working from home, hosting guests, or accommodating hobbies. The central position of this room within the bungalow ensures it is easily accessible while remaining private enough for focused work or restful sleep.

Bedroom 4
12'7" x 10'6" (3.84m x 3.2m)
The fourth bedroom, a double room at the front of the property, offers further flexibility. The room's versatility makes it an ideal space to adapt to changing family needs over time, whether for an additional guest room, a quiet workspace, or a hobby room. Large windows ensure the space is bright, airy, and welcoming, despite its more compact size.

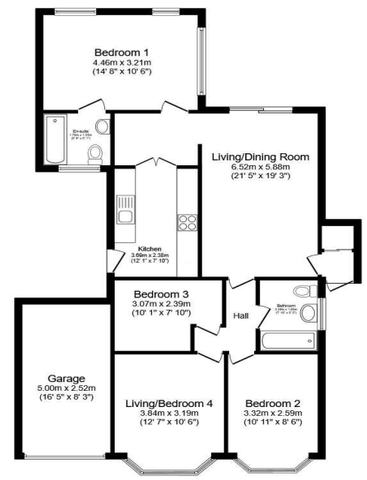
Family bathroom
The family bathroom is conveniently located to serve the remaining bedrooms and is thoughtfully designed for practicality and comfort. It includes modern fittings and a layout that maximizes space while remaining functional. Its central location ensures ease of use for both family members and guests, while maintaining privacy and accessibility from all areas of the home.

Garage and driveway
Externally, the bungalow benefits from a large garage accessible from the driveway, providing excellent storage for vehicles, tools, or recreational equipment. The garage adds versatility and practicality, enhancing the functional aspects of the property. The driveway offers off-road parking for two vehicles, making it convenient for families with multiple cars or visitors. The combination of garage and driveway ensures both security and practicality, supporting a modern family lifestyle.

Gardens and outdoor space
The rear garden has been carefully designed over multiple levels, combining patio and lawn areas to create an attractive, functional outdoor space. The patio provides a perfect setting for outdoor dining, entertaining, or relaxing in the sun, while the lawn offers space for children or pets to play. At the top of the garden, a charming summer house adds further versatility, ideal for use as a home office, gym, or leisure space. The front garden is well-maintained and thoughtfully landscaped, enhancing the home's kerb appeal and providing a welcoming approach for residents and visitors alike.



For full EPC please contact the branch.



Floor Plan
Floor area 101.3 sq.m. (1,090 sq.ft.)

Total floor area: 101.3 sq.m. (1,090 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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