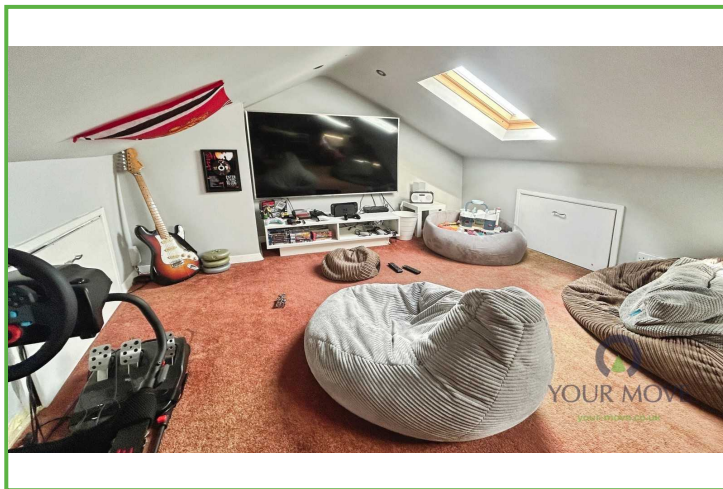
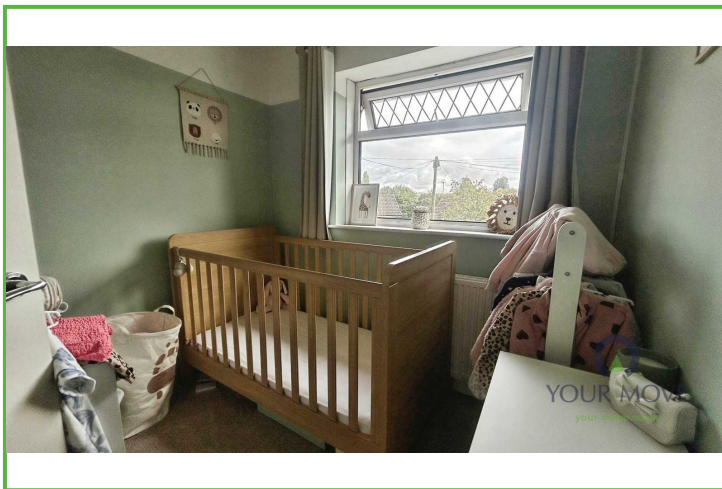
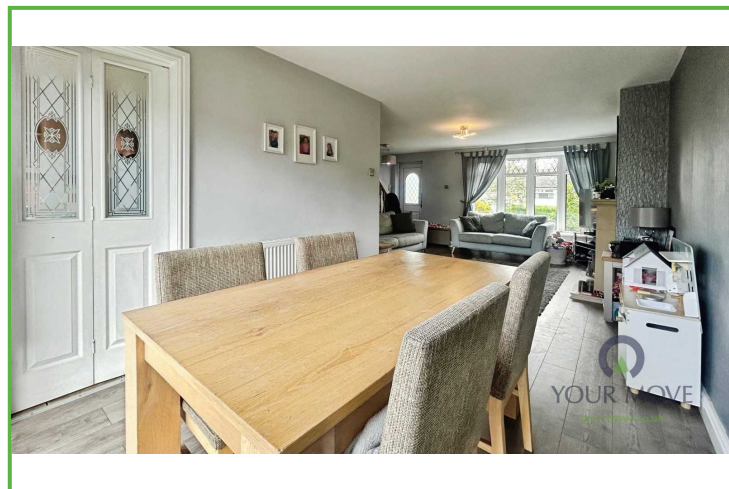
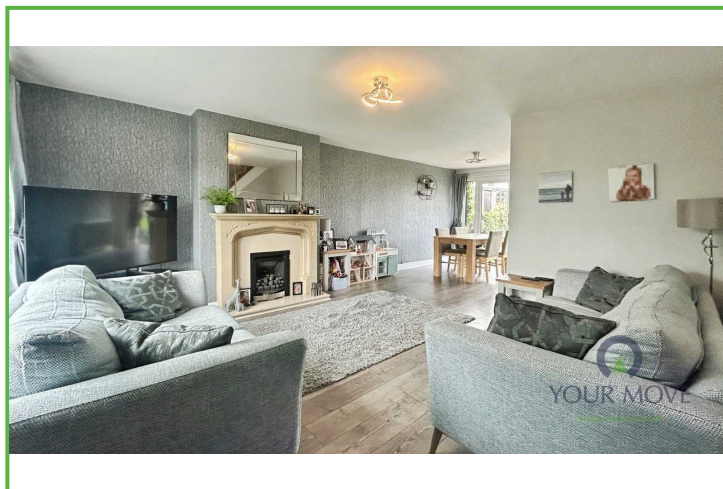
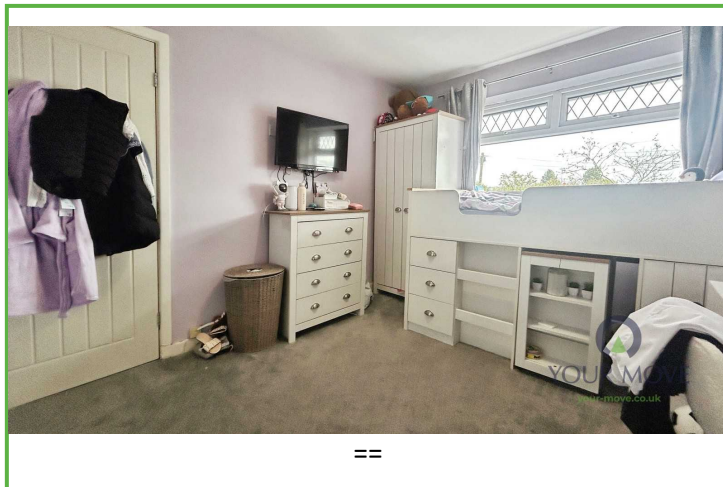
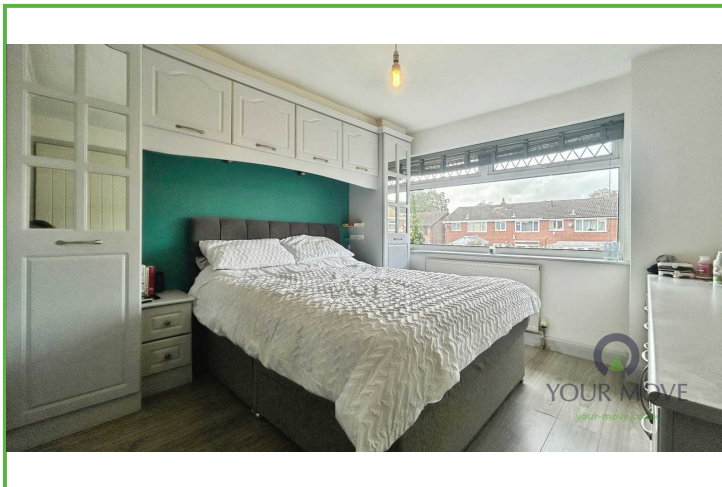




Alandale Drive, Royton, Oldham,  
Greater Manchester, OL2

**Asking Price: £220,000**

**Tenure: Leasehold**



[your-move.co.uk](http://your-move.co.uk)

Alandale Drive, Royton, Oldham, Greater Manchester, OL2

**Asking Price: £220,000 Tenure: Leasehold**

Council Tax Band: B    EPC Rating: C    Local Authority: Oldham Council

Situated in a sought-after residential location, this beautifully presented three-bedroom mid-terrace home offers stylish, modern accommodation throughout and is ready for its next owners to move straight in and enjoy. Perfectly suited to first-time buyers, young families, or those looking for additional space, the property combines comfortable living with an attractive rear garden, off-road parking, and a useful converted attic, creating a home that is sure to appeal to a wide range of buyers.

**Front garden**

A neat front garden enhancing the property's kerb appeal and creating a welcoming first impression.

**Entrance porch**

A useful and welcoming entrance porch providing space for coats and shoes, creating a practical transition into the main living accommodation.

**Lounge / Dining**

A spacious and bright open-plan living area offering ample room for both lounge and dining furniture. The room benefits from plenty of natural light and patio doors opening directly onto the rear garden, making it an ideal space for relaxing and entertaining.

**Kitchen**

A modern fitted kitchen featuring a range of wall and base units, complementary work surfaces, and space for essential appliances. Convenient access to the rear garden adds to the practicality of the space.

**Bedroom 1**

A generous double bedroom offering plenty of space for a range of bedroom furniture. A bright and comfortable room, ideal as the principal bedroom.

**Bedroom 2**

A well-proportioned double bedroom providing versatile accommodation, perfect for family members, guests, or as an additional workspace if required.

**Bedroom 3**

A comfortable single bedroom offering flexibility for use as a child's bedroom, nursery, home office, or dressing room.

**Family bathroom**

A contemporary family bathroom fitted with a modern suite comprising a bath, separate shower, wash hand basin, and WC, finished to a stylish standard.

**Rear garden**

An attractive and enclosed rear garden featuring a patio seating area ideal for outdoor dining and entertaining, alongside a lawned section providing space for children to play or simply relax and enjoy the outdoors.

**Converted attic**

Accessed via pull-down ladders, the converted attic provides a useful and versatile space that can be utilised for storage, hobbies, or a variety of other uses, subject to a purchaser's individual requirements.

**Rear garden**

An enclosed rear garden offering an excellent outdoor space for relaxing and entertaining. The garden features a patio area ideal for outdoor dining and summer gatherings, alongside a lawned section providing space for children to play or simply enjoy the outdoors.

**Parking**

Located to the rear of the property, the allocated parking space provides convenient off-road parking, a valuable feature for homeowners and visitors alike.

**Area and local amenities**

Occupying a convenient position within the highly regarded Royton area, this property benefits from a fantastic range of amenities within easy reach. Royton town centre is just a short distance away and offers a variety of supermarkets, independent shops, cafés, restaurants, pharmacies, and everyday conveniences, ensuring everything needed for day-to-day living is close at hand. Nearby supermarkets include Lidl, The Co-operative Food, Asda, and Tesco Extra.

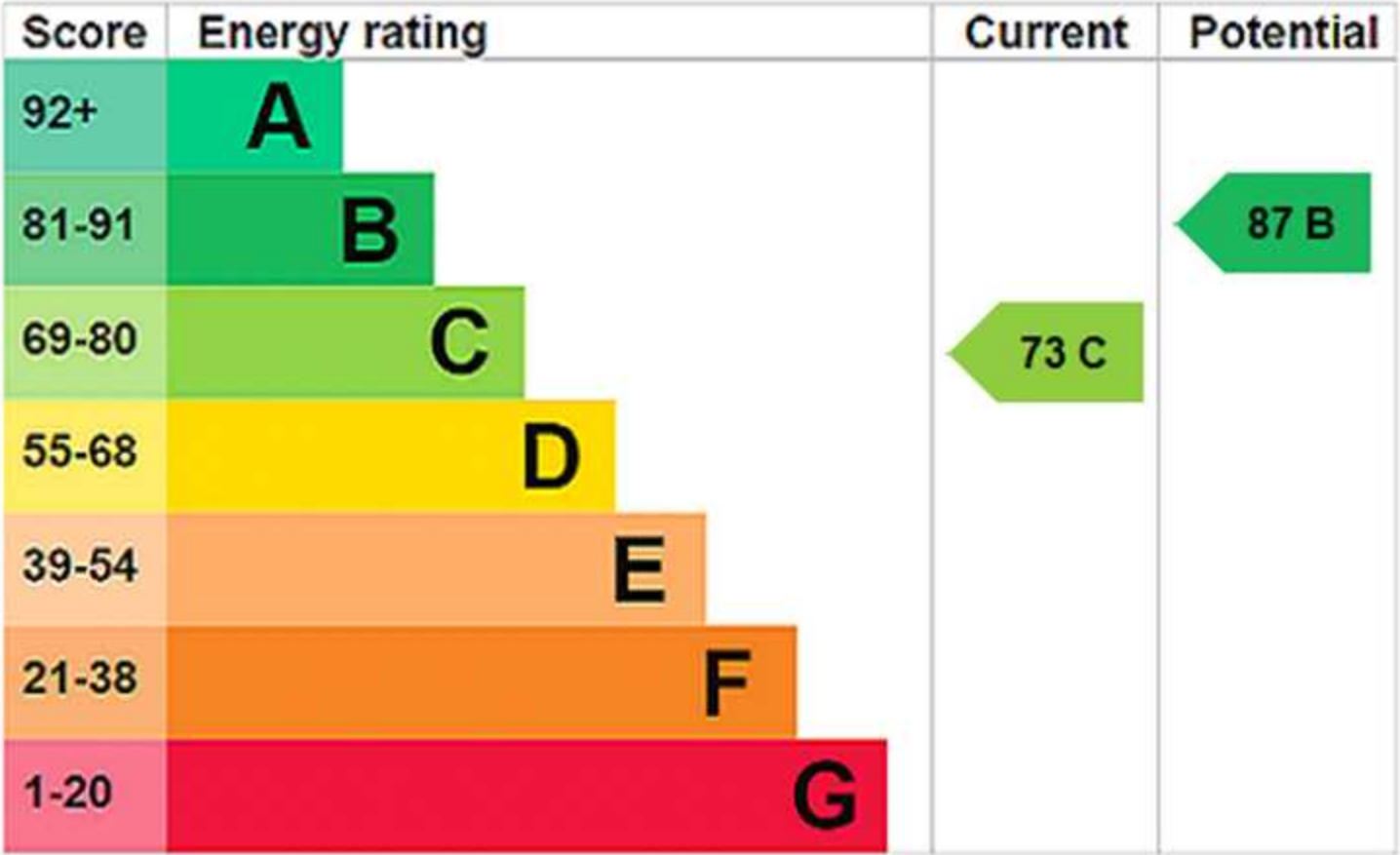
The property is ideally placed for families, with a selection of well-regarded schools nearby, including Thorp Primary School, Royton Hall Primary School, Ss Aidan and Oswald's RC Primary School, and E-ACT Royton and Crompton Academy.

For those who enjoy the outdoors, the area offers excellent access to a range of green spaces and leisure facilities, including Royton Park, Tandle Hill Country Park, Crompton Moor, and Royton Leisure Centre, providing plenty of opportunities for walking, cycling, exercise, and family recreation.

Commuters are well served by excellent transport links, with regular bus services operating nearby and Shaw & Crompton Metrolink stop within easy reach, providing direct connections to Oldham, Rochdale, and Manchester city centre. The A663, A627(M), M60, and M62 motorway networks are also readily accessible, making travel across Greater Manchester and beyond straightforward.

Your Move is a trading name, independently owned and operated under licence from your-move.co.uk Limited, by National Home Move Limited, (company number 11805074), registered in England at 5 Brooklands Place, Brooklands Road, Sale, M33 3SD.    Return postal address - 65-66 Baxter Gate, Loughborough, LE67 2RF.    VAT registration no: 315 255 523.

All Measurements  
All Measurements are Approximate.  
Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore    may be subject to a small margin of error.  
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

