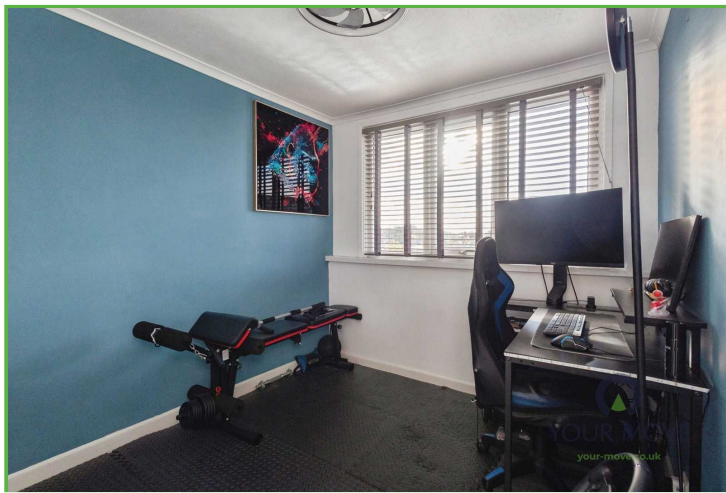
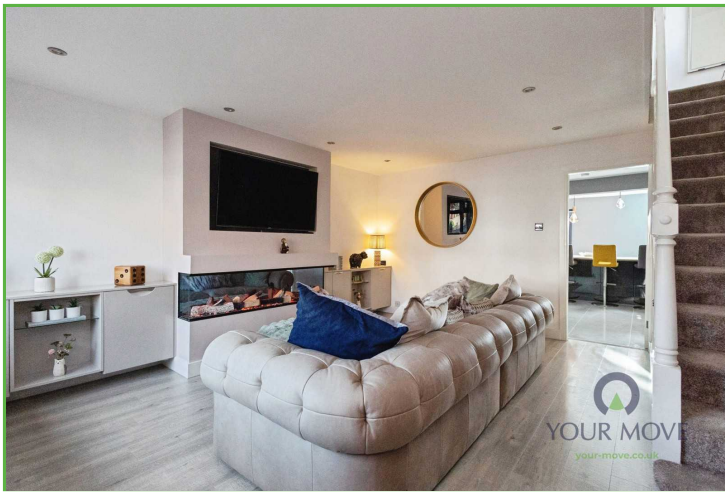




Devonport Crescent, Royton,
Oldham, Greater Manchester, OL2

Asking Price: £320,000

Tenure: Leasehold



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

This beautifully renovated three-bedroom semi-detached home offers a fantastic combination of modern style, spacious living accommodation and practical features, making it an ideal choice for buyers looking for a property they can move straight into and enjoy.

Upon entering, you are welcomed by a handy entrance porch, leading through to the inviting front-facing lounge. This well-presented reception room features a characterful electric fireplace and a contemporary media wall, creating an attractive focal point and a comfortable space to unwind with family or entertain guests.

Entrance porch

A welcoming entrance porch providing a practical space to greet guests before entering the main living area.

Living Room

15'11" x 14'7" (4.85m x 4.45m)

A cosy, front-facing lounge featuring a characterful electric fireplace and modern media wall, creating the perfect space to relax and unwind.

Kitchen/Diner

16'11" x 14'5" (5.16m x 4.4m)

A spacious, contemporary kitchen diner featuring a stylish central island and dedicated dining area, ideal for everyday family life and entertaining. Bi-fold doors provide direct access to the rear garden.

Sun room

8'5" x 7'4" (2.57m x 2.24m)

An adjoining sunroom offering versatile additional living space, perfect for enjoying a morning coffee, relaxing or taking in views of the garden.

Bedroom 1

14'4" x 8'1" (4.37m x 2.46m)

A generously proportioned double bedroom offering a comfortable and inviting space to unwind, with plenty of room for bedroom furnishings.

Bedroom 2

9'9" x 8'1" (2.97m x 2.46m)

A further well-sized double bedroom, providing comfortable accommodation and flexibility to suit a variety of needs.

Bedroom 3

9'6" x 6'1" (2.9m x 1.85m)

A versatile single bedroom, ideal for a child's room, home office, nursery or dressing room.

Family bathroom

6'2" x 6'1" (1.88m x 1.85m)

A modern family bathroom finished in a contemporary style, providing a practical and comfortable space for everyday use.

Rear garden

A lovely south-facing garden featuring a decking area ideal for outdoor dining and entertaining, alongside an artificial lawn for low-maintenance enjoyment.

Driveway

A private driveway providing off-road parking for up to two cars, offering convenience for residents and visitors alike.

Area and local amenities

The property is situated in the popular residential area of Heyside, Royton, offering convenient access to a range of local amenities. Everyday essentials are close at hand, with Heyside News and local convenience stores around a 5–7 minute walk away. Royton town centre is also within easy reach, providing a wider selection of supermarkets, independent shops, cafés, restaurants, pubs and other services to suit a variety of needs.

The area is particularly convenient for families, with Blackshaw Lane Primary & Nursery School around a 5-minute walk away and E-ACT Royton and Crompton Academy around a 5–7 minute walk away. Royton Hall Primary School is also nearby, around a 10-minute walk. For leisure and outdoor recreation, Heyside Park is within walking distance, while Royton Leisure Centre offers swimming, fitness facilities and exercise classes around a 20-minute walk away.

For commuters, the property benefits from nearby bus stops on Cornish Way and Blackshaw Lane, both within a 5-minute walk, providing access to local transport links. Royton's wider road network offers convenient connections towards Oldham and Rochdale, while the A663 provides access to the M60 and M62 motorway networks. Manchester city centre is reachable by car, making this a practical location for those travelling for work or leisure.

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All Measurements

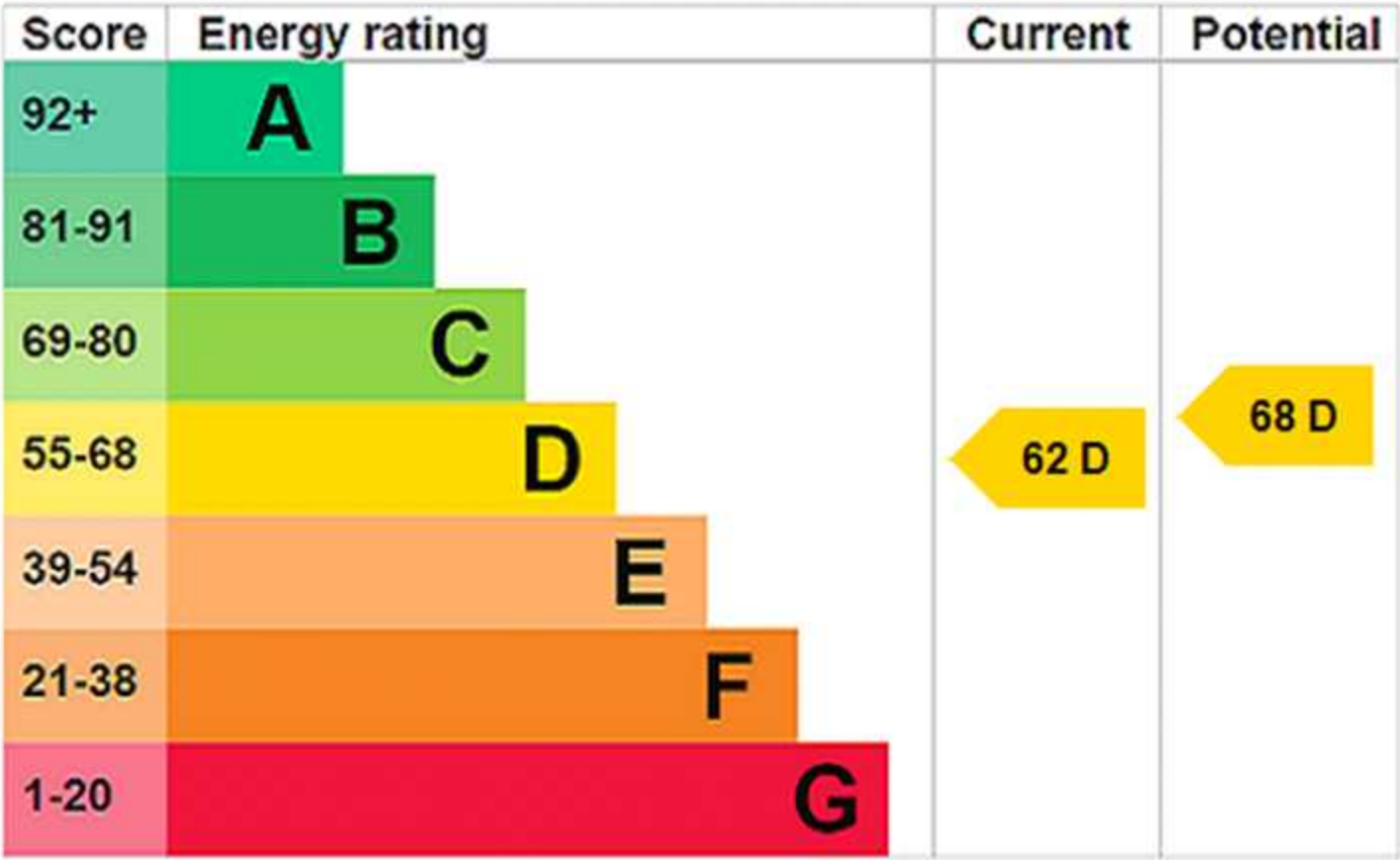
All Measurements are Approximate.

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

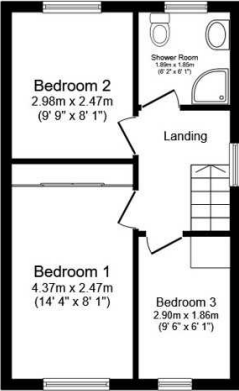
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 93.5 sq.m. (1,007 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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