



37 Tandlewood Park, Royton, Oldham, OL2 5UZ

Situated on a highly sought after location of Royton and close to Tandlewood Park is this three bedroom detached property with driveway & garage. The spacious living accommodation comprises: entrance/sunroom, hall, dining room, snug, lounge, kitchen, utility room, w.c., and garden room to the ground floor & to the first floor 3 bedrooms and bathroom with Jacuzzi bath. Externally there is a garden forecourt with flagged patio.

£225,000

Situated on a highly sought after location of Royton and close to Tandlewood Park and open countryside is this three bedroom detached property with off road parking by means of a driveway and garage. The spacious living accommodation comprises: entrance/sunroom, hall, dining room, snug, lounge, kitchen, utility room, w.c., and garden room to the ground floor. There are three bedrooms and bathroom with Jacuzzi bath to the first floor. Externally there is a garden forecourt and an enclosed rear garden with flagged patio and raised garden area. Within easy reach of local schools, centre of Royton, public transport links to Oldham, Rochdale and Manchester and just a short drive from the motorway network and Metrolink. An internal inspection is recommended to appreciate the accommodation on offer.

ENTRANCE/SUNROOM With uPVC entrance door, three feature windows, tiled floor.

ENTRANCE HALL With fitted carpeting, radiator.

SNUG 8' 7" x 11' 8" (2.62m x 3.56m) With fitted carpeting, radiator, staircase leading to the first floor.

DINING ROOM 14' 2" x 6' 1" (4.32m x 1.85m) With tiled floor, radiator, French uPVC door leading to the garden.

LOUNGE 20' x 10' 5" (6.1m x 3.18m) With fitted carpeting, three radiators, large picture window, side window.

KITCHEN 12' 2" x 7' 9" (3.71m x 2.36m) With fitted wall and base units, work tops, gas hob, one and a half bowl sink unit with mixer taps, splash back tiling, vinyl floor covering, window, door leading to the rear.



UTILITY ROOM 12' 2" x 5' 8" (3.71m x 1.73m) With fitted carpeting, plumbed for washing machine, sink unit with drainer, window.

W.C. With low level w.c.

GARDEN ROOM 4' 4" x 14' 8" (1.32m x 4.47m) With window and two doors.

FIRST FLOOR LANDING

BEDROOM ONE 11' 5" x 8' 2" (3.48m x 2.49m) With fitted carpeting and radiator.

BEDROOM TWO 10' 6" x 8' 3" (3.2m x 2.51m) With fitted carpeting and radiator.

BEDROOM THREE 11' 6" x 10' 5" (3.51m x 3.18m) With fitted carpeting, radiator, fitted blinds.

BATHROOM With three piece suite with Jacuzzi bath, low level w.c., wash hand basin, shower over the bath, tiled walls, radiator, vinyl flooring, obscure window.



GARAGE 17' 9" x 14' 8" (5.41m x 4.47m) Off road parking is by means of a driveway leading to a double garage with window, up and over door.

EXTERNALLY There is a garden forecourt and an enclosed rear garden with flagged area, raised garden area and boundary fencing. Requires a little attention.

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ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Additional information and viewing

Services: . None of the services have been tested by the agent.

Local authority: Oldham Metropolitan Borough Council

Viewing strictly by appointment with Alan Kirkham.

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