



## Tandlewood Park

Royton, Oldham

£349,950

- Detached Family Home
- Three Double Bedrooms
- Modern Fitted Kitchen/Dining Room
- Conservatory
- Sought After Location
- Driveway Parking & Double Garage
- Gardens To Front & Rear
- EPC Rating - C



A beautifully presented, three bedroom family home located within a stones throw of the gorgeous 'Tandle Hill Country Park'. This lovely property is deceptively spacious, set over three floors and offers good size accommodation comprising of: entrance porch, large lounge, large kitchen/dining room, conservatory, utility room, cloakroom/w.c., three double bedrooms and a family bathroom. Externally a totally private, good size rear garden facing South West, driveway parking for two/three cars and a double garage.

#### ENTRANCE PORCH

uPVC double glazed construction with Rock entrance door, tiled floor, spotlights.

#### KITCHEN/DINING ROOM

20' 0" x 11' 4" (6.1m x 3.45m) With fitted wall and base units in cream, butchers block worktops, one and a quarter bowl stainless steel sink unit with mixer tap, integrated

fridge, Stoves Range cooker, extractors fan, tiled floor covering, under lights, spotlights, two uPVC double glazed windows with fitted blinds, galleried to the lounge with steps down to the lounge.

#### LOUNGE

20' 2" x 11' 4" (6.15m x 3.45m) With uPVC double glazed window and large uPVC double glazed French doors, fitted carpeting, two radiators, TV point.

#### CONSERVATORY

14' 0" x 9' 6" (4.27m x 2.9m) uPVC double glazed and brick construction with French doors leading into the rear garden, fitted blinds, radiator and tiled floor covering.

#### UTILITY ROOM

11' 9" x 6' 0" (3.58m x 1.83m) With worktops, sink unit with mixer tap, plumbed for an automatic washing machine, cupboard housing the Worcester combi boiler, vinyl floor

covering, radiator, rear aspect uPVC double glazed window.

#### CLOAKROOM/WC

5' 5" x 3' 5" (1.65m x 1.04m) Fitted with a two piece suite comprising of: low level w.c., designer sink with mixer tap and storage cupboard below, LED light, vinyl floor covering, obscure uPVC double glazed window.

#### LANDING

With fitted carpeting, staircase leading to the second floor.

#### BEDROOM TWO

10' 9" x 8' 8" (3.28m x 2.64m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, great views over Tandle Hills.

#### BEDROOM ONE

11' 3" x 10' 8" (3.43m x 3.25m) With rear aspect uPVC double glazed window, fitted carpeting, radiator, great



views over Tandle Hills.

#### LANDING

Galleried landing with fitted carpeting, uPVC double glazed window.

#### BATHROOM

8' 6" x 5' 6" (2.59m x 1.68m) Fitted with a three piece suite comprising of: panelled bath with shower over, low level w.c, wash hand basin with waterfall tap, spotlights, chrome towel radiator, fully tiled walls, vinyl floor covering, obscure uPVC double glazed window.

#### BEDROOM THREE

11' 3" x 8' 6" (3.43m x 2.59m) With side aspect uPVC double glazed window with great views, fitted carpeting, radiator, eaves storage.

#### DOUBLE GARAGE

16' 0" x 15' 0" (4.88m x 4.57m) With up and over door,

light, power, door into the utility room.

#### EXTERNALLY

To the front of the property there is a block paved driveway providing off road parking leading to the integral garage, low brick retaining walls, shrubs and side access via a gate. The South West facing rear garden has a lawn area, patio area, storage shed, storage underneath the house, shrubs, water supply, boundary fencing and side access.

#### ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: F

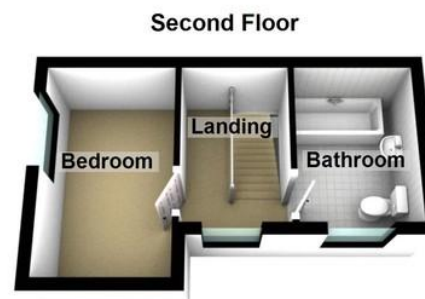
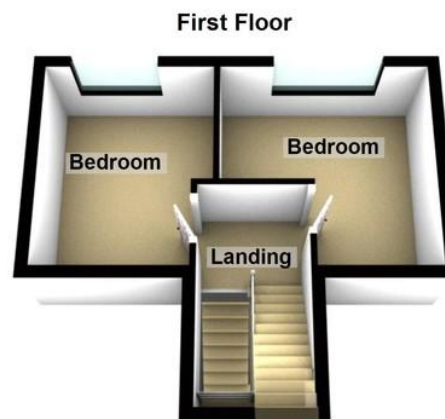
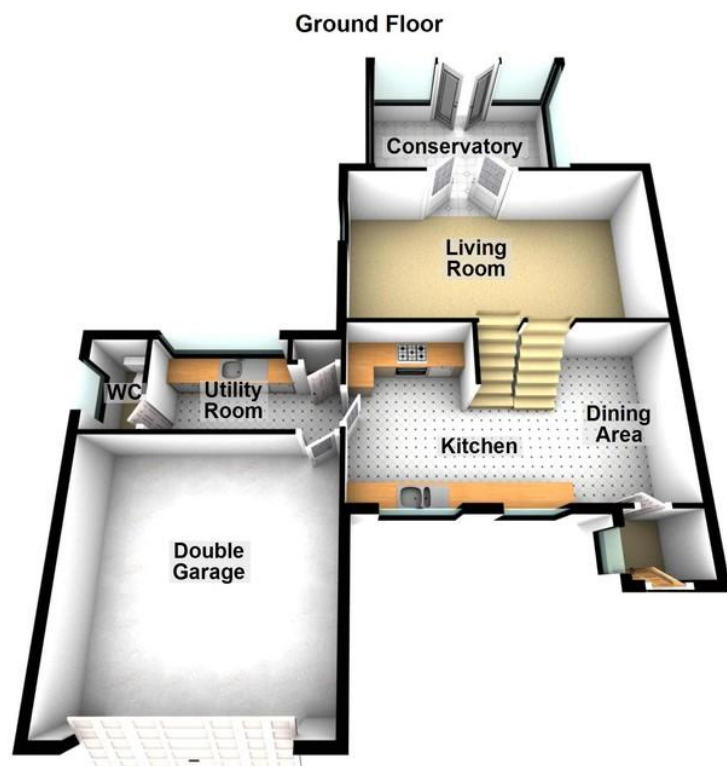
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

#### AGENTS NOTE

Whilst every care has been taken to prepare these sales

particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





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