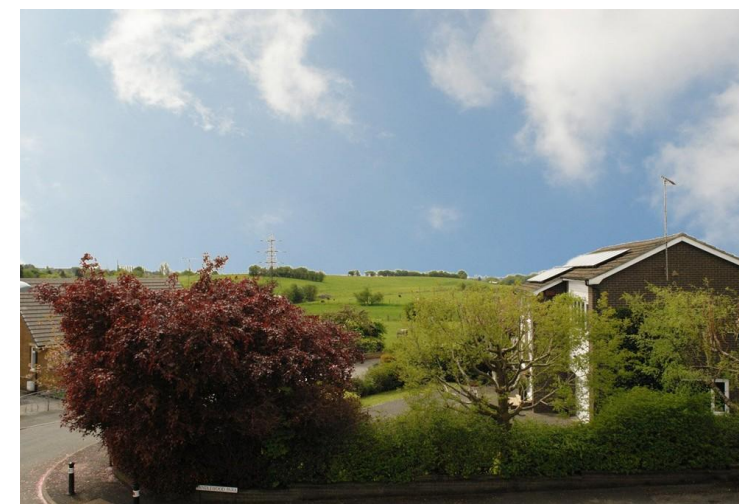




51 Tandlewood Park

Royton, Oldham

£154,950

- Three Bedrooms
- Semi Detached Property
- Lounge and Dining Room
- Garage and Drive
- Gardens
- Views over Open Fields
- Close to Tandle Hill Country Park
- EPC Rating- D



This three bedroom, two reception room, semi detached property has views over open fields and is close to Tandle Hill Country Park. The living accommodation comprises; entrance porch, lounge, dining room and fitted kitchen to the ground floor with three bedrooms and bathroom to the first floor. Externally there are gardens to both front and rear with off road parking by means of a drive and an attached garage.

ENTRANCE PORCH

With hardwood entrance door, vinyl floor covering, glazed inner door leading to the lounge.

LOUNGE

16' 7" x 11' 8" (5.05m x 3.56m) With fitted carpeting, radiator, hardwood double glazed window with views over fields.

DINING ROOM

With fitted carpeting, radiator, staircase leading to the first floor.

KITCHEN

11' 3" x 7' 9" (3.43m x 2.36m) With fitted wall and base units in cream, work tops, stainless steel sink unit, stainless steel splash backs, cooker point, under stairs storage cupboard, laminate floor covering, hardwood double glazed window, door leading to the garage.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft, two hardwood double glazed windows.

BEDROOM ONE

11' 9" x 9' 8" (3.58m x 2.95m) With built in storage cupboard with drawers, fitted carpeting, radiator, hardwood double glazed window with views of open fields.

BEDROOM TWO

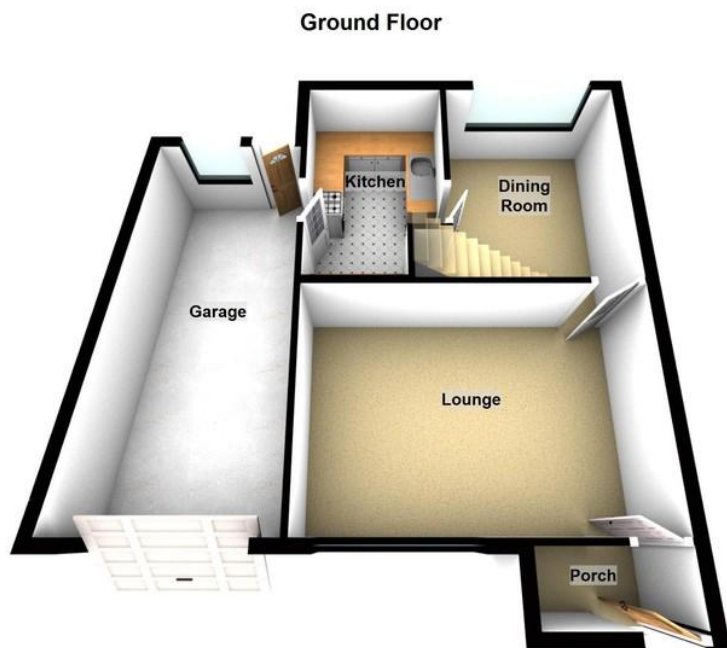
9' 8" x 8' 6" (2.95m x 2.59m) With built in storage cupboard, fitted carpeting, radiator, hardwood double glazed window.

BEDROOM THREE

8' 9" x 6' 6" (2.67m x 1.98m) With fitted carpeting, radiator, hardwood double glazed window with views over open fields.

BATHROOM

With three piece suite in white comprising panelled bath, wash hand basin, low level w.c., shower over the bath, vinyl floor covering, radiator, hardwood double glazed obscure window.



DRIVE AND GARAGE

19' 9" x 9' 5" (6.02m x 2.87m) With off road parking by means of a one car drive and an attached garage with light, power, hardwood door leading to the garden, electric up and over door.

EXTERNALLY

There is a garden forecourt with lawn, lighting and mature borders. To the rear there is a tired garden with lawn, mature shrubs, brick retaining walls and boundary fencing.

ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent approximately £3.00 p.a. Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Royton Office
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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
royton@kirkham-property.co.uk
0161 626 9789

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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