

ALISTAIR STEVENS

ESTATE & LETTING AGENTS



Asking Price Of £395,000

Tall Trees, Thorp, Royton, Oldham, OL2 5TH

- Superb Detached Edwardian Residence
- Four Bedrooms (Master En Suite)
- Three Reception Rooms & Conservatory
- Large Fitted Kitchen/ Diner
- Bathroom/WC & First Floor WC
- Gardens Driveway & Double Garage
- One Acre Of Woodland/Garden
- Central Heating & Double Glazed
- Character Property In Fantastic Location.
- NOT TO BE MISSED. EPC E

This outstanding Edwardian, detached family home is situated on the edge of the popular Thorp Farm estate adjacent to open countryside and woodland yet with easy access to well regarded local schools and just a short distance from Royton centre with its many varied amenities as well as excellent public transport links and just a short drive from the north west motorway network. The living accommodation of this outstanding period home comprises briefly of entrance vestibule, utility room, open plan kitchen/ diner, three ground floor reception rooms with large conservatory, ground floor luxury shower room/wc. To the first floor there is a master bedroom with en suite shower room, three further generous bedrooms and first floor wc. To the outside the gardens extend to more than 1 acre with well maintained areas to the front, side and rear, driveway and detached double garage with light and power supply, the additional land with mature woodland extends to the side of the property. This fine home benefits further from the installation of gas fired central heating and double glazed windows and retains many attractive features which can only be fully appreciated from an internal inspection which is strongly recommended.

Accommodation

Entrance: front door opening through to the entrance vestibule with feature windows with leaded lights, inner door opening through into the kitchen area.

Utility room: 4'04 x 5'09 with plumbing for automatic washing machine, light and power supply and double glazed window to the front.

Kitchen/diner: 20'0 x 12'02 open plan spacious area with wood veneered floor covering, the kitchen area is fitted with an extensive range of built in kitchen units with granite and hard wood



work surfaces, Rayburn feature gas cooker, integral hob and extractor hood, stainless steel sink unit with mixer taps, sunken spotlighting, two central heating radiators, two double glazed Velux windows to the front, two double



glazed windows to the front, double glazed window to the side and double glazed patio doors to the side .

Inner hallway with built in storage cupboard and staircase leading to the first floor.

Ground floor shower room wc: 5'06 x 8'09 With luxury new two piece suite in white including vanity sink and unit, walk in shower cubicle with wall mounted shower, feature antique style central heating radiator and heated chrome towel rail, fully tiled walls, sunken spotlighting, storage shelving and double glazed window to the front.





Lounge rear: 16'06 x 14'05 spacious room with dado rail, feature antique cast iron fire surround, two central heating radiators, double glazed window to the rear, double glazed door to the rear and glazed doors to the side opening through to the conservatory.

Conservatory side: 19'03 x 10'01 spacious room with light and power, UPVC double glazed construction.

Inner hallway: with storage area.



Sitting room rear: 13'01 x 14'00 spacious second reception room with living flame gas fire set in antique style feature fire surround, central heating radiator and double glazed windows to the rear and single glazed sash window to the side.

Study side: 11'09 x 9'11 with built in bookcases and storage cupboards, central heating and hot water boiler, double glazed window to the front and two glazed windows to the side.

First floor



Landing

Bedroom one rear: 14'02 x 12'03 maximum. Spacious master bedroom with central heating radiator, built in storage cupboard, coving, double glazed Velux window to the rear and two double glazed window to the side.





En suite shower room: 3'10 x 10'0 with vanity sink and unit, shower cubicle with wall mounted shower, fully tiled walls, heated chrome towel rail, panelled ceiling with sunken spotlighting, double glazed Velux window to the front, doorway leading to the dressing room (3'10 x 4'03) with sunken spotlighting and further double glazed Velux window to the front.

Bedroom front: 10'04 x 10'02 with built in storage cupboard, central heating radiator and double glazed window to the side and double glazed Velux window to the front



Bedroom rear: 13'01 x 12'02 with entrance to loft, central heating radiator, cast iron fire surround, built in wardrobe, double glazed Velux window to the rear and glazed window to the side.

Bedroom four rear: 12'04 x 6'10 with built in wardrobe and storage cupboard, central heating radiator and double glazed window to the rear.



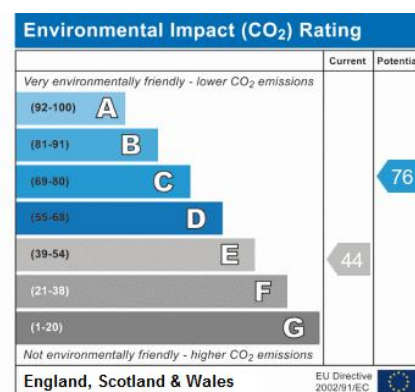
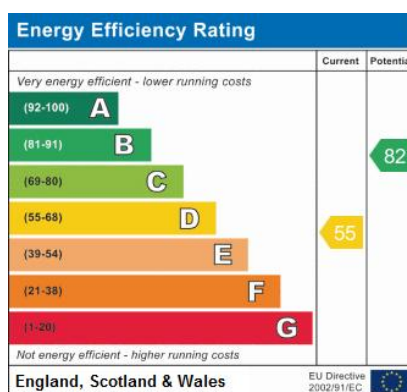
WC: 5'05 x 2'06 with two piece suite including vanity sink and double glazed Velux window to the front.

Outside: there are garden areas to all sides with driveway extending to the front providing off road parking facilities which leads to a large detached garage with light and power supply, there are fruit and vegetable garden areas with patio, lawn, shrubs, flower borders and mature trees extending to open woodland with approximately 1 acre.



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