



Thornham Old Road

Royton, Oldham

£425,000

- Detached Family Home
- Sought After Location
- Four Bedrooms, One Fitted
- Driveway & Garage
- Large Gardens
- Two Reception Rooms
- Modern Fitted Kitchen
- EPC Rating - E





Located in this highly sought after location in Thornham is this large, four bedroom, detached, individual family home. Masses of further potential to extend if required.

Accommodation comprising of: entrance porch, hallway, kitchen, dining/lounge, living room, cloakroom/w.c., utility room, four bedrooms and a beautifully fitted bathroom.

Externally a good size plot with extensive lawn and views over open fields. Large double garage and driveway. Well regarded local schools, amenities and public transport links are within easy reach.

#### ENTRANCE PORCH

With Rock door, tiled floor covering, double storage cupboard, glazed Oak door into the hallway.

#### HALLWAY

With uPVC double glazed window, designer radiator, laminate floor covering.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising of: low level w.c., inset sink unit with mixer tap and storage cupboard below, part tiled walls, chrome towel radiator, Karndean floor covering, under stairs storage cupboard with built in wardrobe, uPVC double glazed window.

#### KITCHEN

20' 1" x 9' 6" (6.12m x 2.9m) With fitted wall and base units in hi gloss, Quartz worktops, double oven, five ring gas hob, built in microwave, integrated dishwasher and fridge, inset one and a quarter bowl sink unit with mixer tap, island with breakfast bar and storage cupboard, Karndean floor covering, low level lighting, three uPVC double glazed windows with fitted blinds.

#### LOUNGE/DINING ROOM

19' 6" x 10' 7" (5.94m x 3.23m) With front aspect uPVC double glazed box window with fitted blind, rear aspect double glazed window with fitted blind, fitted carpeting, radiator, TV point, wall light, open log burner.

#### LIVING ROOM

18' 9" x 12' 7" (5.72m x 3.84m) With dual aspect uPVC double glazed windows with fitted blinds, open log burner, floor to ceiling window, fitted carpeting, two designer radiators, Oak glazed double doors.

#### UTILITY ROOM

12' 5" x 5' 3" (3.78m x 1.6m) With fitted wall and base units, worktops, stainless steel sink unit with mixer tap, plumbed for an automatic washing machine, vinyl floor covering, radiator, dual aspect uPVC double glazed windows and uPVC door.

#### LANDING

Split level with two uPVC double glazed windows, linen storage cupboard, radiator, glass balustrade staircase.

#### BEDROOM ONE

18' 5" x 12' 4" (5.61m x 3.76m) With uPVC double glazed bay window, fitted carpeting, radiator, TV point, wall lights, Hi gloss fitted wardrobes and drawers, two bedside cabinets.

#### BEDROOM TWO

13' 6" x 9' 9" (4.11m x 2.97m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM THREE

11' 5" x 10' 5" (3.48m x 3.18m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### BEDROOM FOUR

9' 9" x 7' 8" (2.97m x 2.34m) With front aspect uPVC double glazed window, fitted carpeting, radiator.

#### BATHROOM

7' 5" x 6' 0" (2.26m x 1.83m) Fitted with a three piece suite in white comprising of: panelled bath with shower over, floating wash hand basin with mixer taps, inset w.c., Karndean floor covering, chrome towel radiator, spotlights, obscure uPVC double glazed window with fitted blind.

#### GARAGE

18' 2" x 7' 6" (5.54m x 2.29m) Double width garage with inspection pit, light, power, water supply, overhead storage, water supply, Vaillant combi boiler with HIVE heating system.

#### EXTERNALLY

To the front of the property there is a driveway providing off road parking for two cars, a lawn area, mature hedges and gated side access. The rear garden has a raised decked area, lawn area, door leading into the garage, boundary fencing and side access.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - 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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