



7 Water Mill Clough, Royton OL2 5WB

Offers Over £450,000



KIRKHAM

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Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

Bedrooms: | **Bathrooms:** | **Receptions:**
4 | 2 | 2

Offered for sale is this lovely detached family home located in this tucked away cul de sac in Royton.

Built in 2002 and one of only 9 houses in the road.

Accommodation comprising: Entrance hallway, WC, lounge, large kitchen/dining room and a versatile dining room, which could easily be a study, playroom or even a further bedroom.

To the first floor are four double bedrooms, master en suite and a family 4 piece bathroom.

Externally to a good size driveway to the front and a south facing rear garden which is very private.

A garage which allows access in to the house and benefits from an electric door.

Local schools within easy reach as are local motorway networks.

Contact us today to arrange an appointment to view this lovely home.







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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