



7 Woodland Park, Royton, Oldham, OL2 5UY

Offers Over £750,000



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## 7 Woodland Park, Royton, Oldham, OL2 5UY

Located in one of the most prestigious roads in Royton is this one off executive detached family home offered in lovely condition throughout.

This lovely home is one of the bigger houses located on Tandle Hills.

Nestled in a 1/3 acre plot and benefitting from an amazing private rear garden, large five car driveway and a good size attached garage.

This property boasts 3100 sq ft and offers masses of versatile living.

Four bedrooms, three four piece bathrooms and multiple reception rooms on the ground floor.

The current vendors have loved this property but now looking to downsize.

Tandle Hill Country Park on the doorstep.







## COVERED PORCH

Marshall's stone, sunken lights, composite 'Solidor' front door.

## PORCH

1.42m x 1.27m (4'8" x 4'2")

Coir carpet, sunken spot light.

## HALL

3.56m x 1.3m (11'8" x 4'3")

Oak glazed door, laminated floor covering, sunken spot lights, shoe cupboard, door into a coats cupboard and access in to the garage.





## W.C

3.25m x 0.74m (10'8" x 2'5")

Low level WC, inset wash hand basin with double cupboard below, tiled walls and floor, radiator, uPVC window, LED mirror, ornate ceiling with sunken spot lights.

## INNER HALLWAY

5.69m x 3.05m (18'8" x 10'0")

A large open plan area, laminated floor covering, twin LED ceiling lights, radiator, under stairs cupboard, access to multiple rooms.

## LOUNGE

5.99m x 4.57m (19'8" x 15'0")

To the rear of the property overlooking the wonderful garden with two large uPVC picture windows, uPVC window with fitted blind to the side, radiators x 2, 4 x wall lights, laminated floor covering.







### Chadderton Office

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