



Woodland Park, Royton

£479,950



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Nestled in one of the most sought after roads in Royton is this impressive extended four bedroom semi detached family home offering superb accommodation throughout. Boasting a large corner plot garden and five car driveway. Accommodation comprising; Entrance porch, hallway, lounge, dining room, inner hall, kitchen/ breakfast room, morning room, WC cloaks and a utility room. To the first floor are four bedrooms (master en-suite) and a lovely bathroom. Also there is a good size landing study area with built in desk. The property is located in Tandle Hills therefore offering beautiful walks and ideally located for Royton and surrounding areas. The property was built in 1957.





PORCH

Sliding uPVC door, carpeted, glazed door leading to the hallway.

HALLWAY

Radiator, carpeted, under stairs cupboard housing meters.

1.7m x 0.91m (5'7" x 3'0")

Side aspect, uPVC window, inset sink unit with mixer tap and cupboard under, inset WC, mirror cabinet with lighting, tiled walls and floor.



LOUNGE

4.78m x 3.68m (15'8" x 12'1")

A lovely dual aspect room, uPVC window to the front, large uPVC sliding doors to the rear, 2 x designer standing radiators, wall lights, carpeted, TV point.

DINING ROOM

4.95m x 3.58m (16'3" x 11'9")

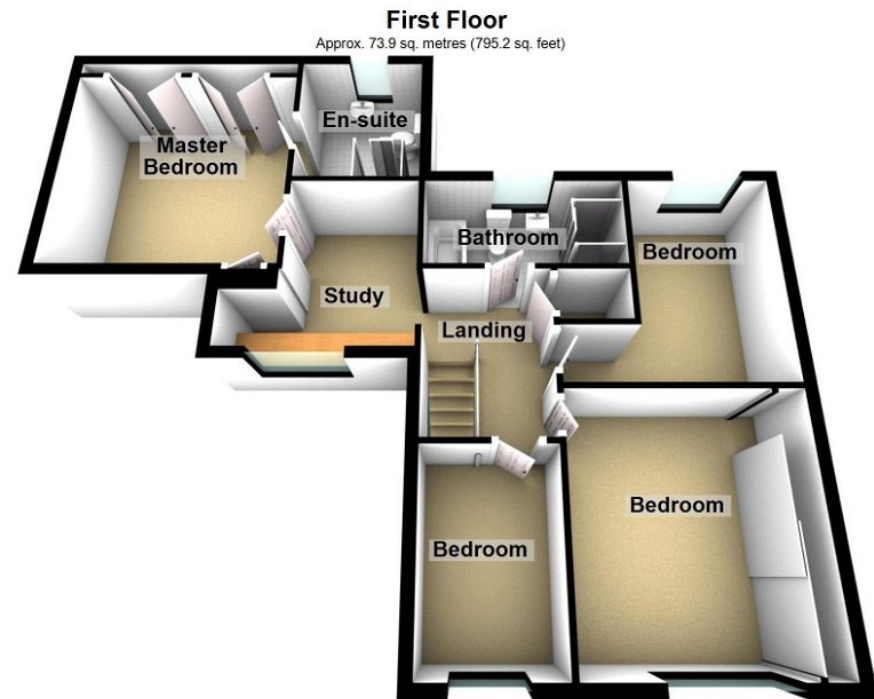
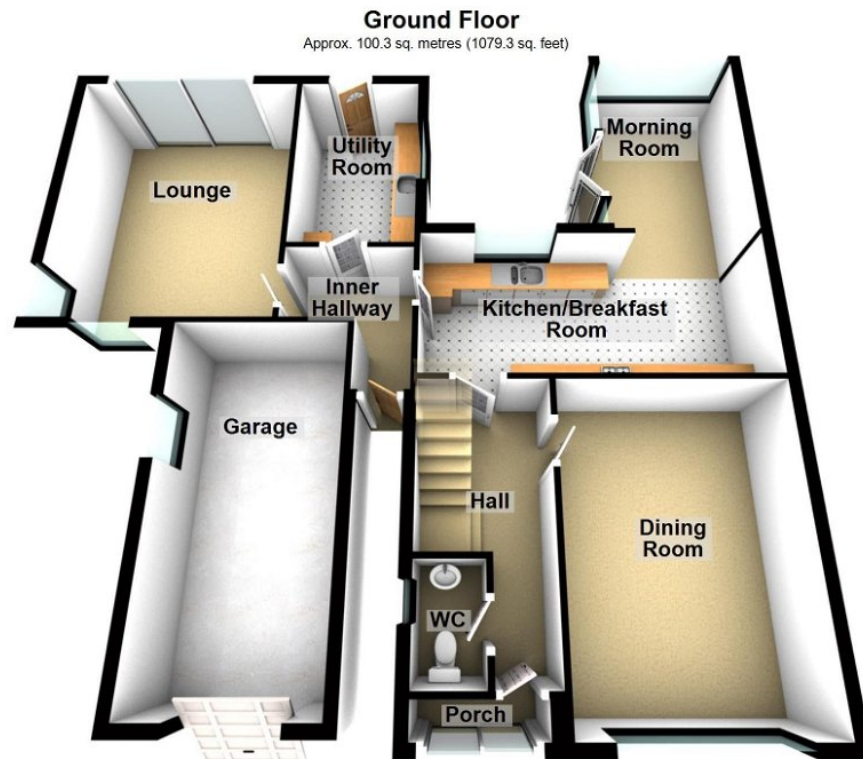
Front aspect, large uPVC window, carpeted, radiator, built in remote electric wall hung fire, wall lights, coved, telephone point.

KITCHEN/BREAKFAST ROOM

5.87m x 2.59m (19'3" x 8'6")

Rear aspect, fitted with an extensive range of eye and base units, roll top work surfaces, 1 1/4 stainless steel sink unit and mixer taps, integrated Miele dishwasher, Siemens oven, Siemens combination microwave, corner carousel unit, pull out larder drawers, Siemens electric hob, integrated fridge, uPVC window with fitted blind, spotlights, radiator, under lights, cushion floor, over lights. This is open plan to the morning room.





Total area: approx. 174.1 sq. metres (1874.4 sq. feet)

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