



## Wensleydale Close

Royton, Oldham

£429,950

- Superb Detached Family Home
- Four Bedrooms, Master En-Suite
- No Chain
- Gardens To The Front & Rear
- Double Garage & Driveway
- Fitted Kitchen & Utility Room
- Popular & Convenient Location
- EPC Rating - C



Offered for sale with No Chain is this impressive, detached, family home positioned in this sought after location with searching views over Tandle Hill Country Park. Accommodation comprising of: entrance porch, large hallway, lounge, dining room, cloakroom/w.c., kitchen/breakfast room, utility room, glass staircase, master bedroom with en-suite, three further bedrooms and a four piece bathroom. Externally a beautiful garden to the rear, large garden to the front, double garage and off road parking. Local schools within easy reach.

#### ENTRANCE PORCH

With uPVC entrance door with fitted blind, tiled floor covering, hardwood door to the hallway.

#### HALLWAY

22' 4" x 6' 0" (6.81m x 1.83m) With radiator, laminate floor covering, coved ceiling, BT point, under stairs storage cupboard, staircase leading to the first floor.

#### LOUNGE

16' 5" x 11' 7" (5m x 3.53m) With dual aspect uPVC double glazed windows with fitted blinds, TV point, two radiators, fitted carpeting, coved ceiling.

#### CLOAKROOM

8' 3" x 3' 3" (2.51m x 0.99m) Fitted with a two piece suite in white comprising of: Duravit low level w.c., floating Duravit Darling Vanity unit and Duravit basin with mixer taps, HIB full width wall mirror, vinyl floor covering, tiled splash backs, radiator, coved ceiling, obscure uPVC double glazed window with fitted blind.

#### DINING ROOM

11' 4" x 10' 1" (3.45m x 3.07m) With rear aspect uPVC double glazed patio doors with fitted blinds, fitted carpeting, radiator, coved ceiling.

#### KITCHEN

11' 4" x 11' 8" (3.45m x 3.56m) With fitted wall and base units in white high gloss, worktops, stainless steel sink unit with mixer taps, integrated AEG dishwasher, integrated AEG fridge, integrated microwave, pull out larder rack, AEG double oven, AEG hob and AEG chimney hood extractor fan, additional extractor fan, under lights, vinyl floor covering, radiator, TV point, coved ceiling, uPVC double glazed window with fitted blinds.

#### UTILITY ROOM

9' 0" x 3' 8" (2.74m x 1.12m) With fitted wall and base units, worktops, stainless steel sink unit with mixer taps, plumbed for an automatic washing machine, radiator.

#### LANDING

With Oak/glass staircase, uPVC double glazed window with fitted blinds, fitted carpeting, coved ceiling, loft access via a wood ladder to a part boarded loft with light and power.

#### BEDROOM ONE

12' 11" x 11' 4" (3.94m x 3.45m) With rear aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, TV point, coved ceiling.

#### ENSUITE

9' 7" x 5' 1" (2.92m x 1.55m) Fitted with a three piece suite in white comprising of; walk in shower, Laufen low level w.c., Laufen wash hand basin with mixer taps, fully tiled walls and floor, extractor fan, storage cupboard, rear aspect obscure uPVC double glazed window.

#### BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, coved ceiling.

#### BEDROOM THREE

11' 9" x 6' 8" (3.58m x 2.03m) With dual aspect uPVC double glazed windows with fitted blinds, fitted carpeting, radiator, coved ceiling.

#### BEDROOM FOUR

9' 6" x 6' 6" (2.9m x 1.98m) With front aspect uPVC double glazed window with fitted blind, fitted carpeting, radiator, coved ceiling.

#### BATHROOM

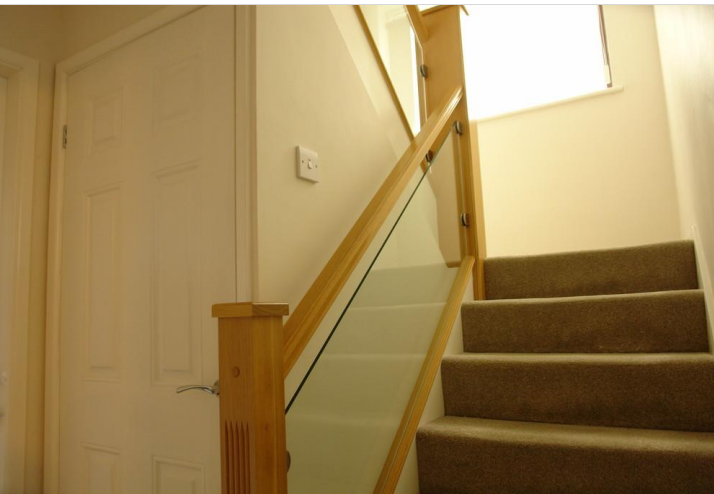
9' 6" x 6' 0" (2.9m x 1.83m) Fitted with a four piece suite comprising of: panelled bath, Duravit bidet, Duravit low level w.c., Duravit wash hand basin, shaver point, storage, Roper-Rhodes Valencia tall cupboard, vinyl floor covering, Porcelanosa Madagascar Blanco wall tiles, two ceiling lights, extractor fan, radiator, obscure uPVC double glazed window.

#### DOUBLE GARAGE

18' 9" x 17' 0" (5.72m x 5.18m) With two electric roller doors, Worcester combi boiler, uPVC double glazed window, door to the rear, upper storage space with potential to extend over the garage.

#### EXTERNALLY

To the front of the property there is a driveway providing off road parking for two cars leading to the double garage, a large lawn area and side access. The beautiful, enclosed, rear garden is totally private and has a large patio area, large lawn area, further patio area, mature shrubs, garden to the side, LED security lights, floodlight, side access and boundary fencing.





#### ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

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.



**Royton Office**  
64 Rochdale Road  
Royton  
Oldham  
OL2 6QJ

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
royton@kirkham-property.co.uk  
0161 626 9789

Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm