



1 Thorncliffe Park,
Royton,
Oldham,
OL2 5RX

Kirkham
PRESTIGE

0161 6269789

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An exciting opportunity has arisen to acquire a superb spacious detached property, occupying a stunning position within Thorncliffe Park and standing on a fantastic plot with landscaped gardens and woodland surrounds. Thorncliffe Park is subject to a tree preservation order.

This super home offers ease of access to Tandle Hill Country Park, local schools and transport connections to surrounding towns.

Entrance is via a private driveway, which serves only two properties, with low maintenance wooded surrounds, adding to the private feel. There is ample parking for several cars to the front along with turning circle for ease of entrance and exit.

The property itself offers spacious family accommodation with entrance hall to the side with WC and storage off. To the rear of the property can be found a reception room, which is currently used as a study but could be utilised for a variety of uses including playroom.

There is access from the main entrance to the dining area, which has feature staircase to the first floor and open plan accommodation to the main lounge. The main lounge has windows to front and side creating a spacious and airy feel and also has feature remote living flame effect fire. There is an additional sitting room with feature wood panelled wall and patio doors to garden. The fitted dining kitchen has a host of integrated appliances and also has useful utility/boiler cupboard.

To the first floor can be found a landing area with feature window, four bedrooms, two of which are fully fitted and four-piece bathroom suite with separate shower cubicle.





As expected the property has gas central heating with radiators throughout and the property is also double glazed for added comfort and economy.

Externally the property has a well-stocked garden area to the side, which give access to woodland surrounds which stretch to approximately one third of an acre. To the rear can be found a patio area with garden shed. The driveway is lined with trees and shrubberies and lead to a further well stocked paved side garden area. In addition there are external dusk to dawn lights. In addition the property has a zoned alarm system

The property offers a truly unique and rare opportunity and viewing is essential to fully appreciate the stunning position.







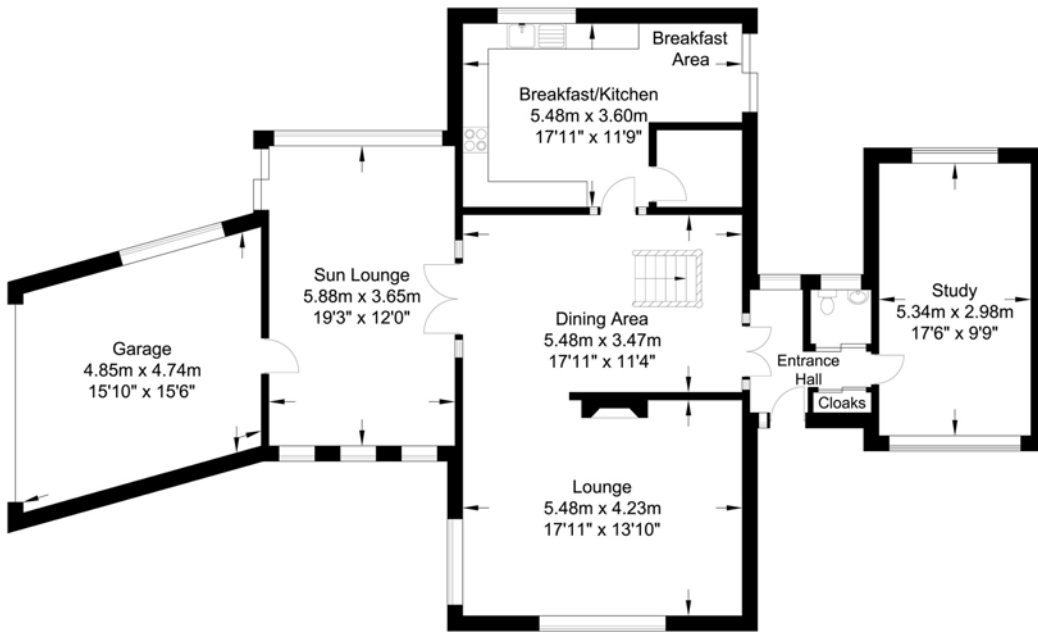


1 Thorncliffe Park

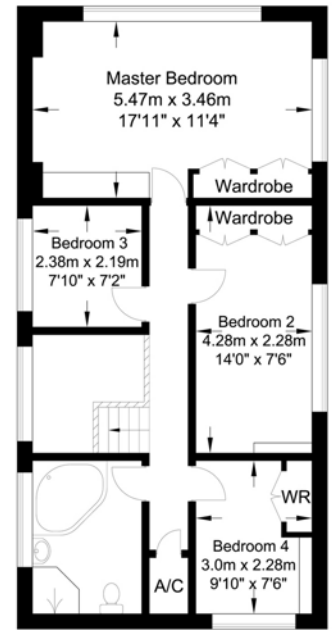
Approximate Gross Internal Area :- 171.95 sq m / 1850.85 sq ft

Garage :- 20.05 sq m / 215.81 sq ft

Total :- 192.0 sq m / 2066.67 sq ft



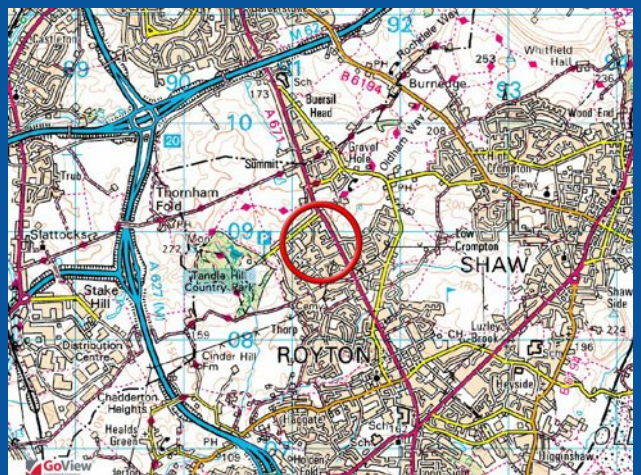
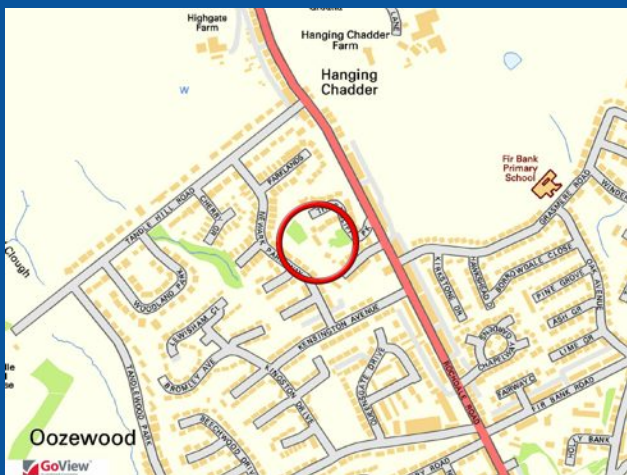
Ground Floor



First Floor

For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error





IMPORTANT NOTICE-No checks have been made of any services (water,electricity, gas and drainage), heating appliances or any other electrical or mechanical equipment in the property. (1) The particulars are set out as a general outline only for the guidance of the intending purchasers and do not constitute, nor constitute part of, an offer or contract.(2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correction of each of them.(3) The property is offered subject to contract and still being available at the time of enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing.

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