



Sandringham Way, Royton

Offers Over £299,950



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Sandringham Way, Royton

What a lovely house ! You need to view this one. Offered in superb condition throughout and within a few minutes walk of the award winning Tandle Hill country park. Accommodation comprising: Entrance hallway, lounge, kitchen/dining room and a large conservatory. To the first floor three bedrooms all with fitted wardrobes and a wonderful shower room. Externally a bigger than average corner plot garden with multiple uses and facing south west. Rear garage and driveway. Local schools within easy reach. Don't hang about this one wont last long!





HALLWAY

Laminated floor, stairs to first floor, uPVC door, radiator, ornate ceiling.

LOUNGE

4.19m x 3.96m (13'9" x 13'0")

Front aspect, uPVC bay window, wooden floor, radiator, gas fire with surround and hearth, TV and telephone points, wall lights, under stairs cupboard.

5.11m x 3.05m (16'9" x 10'0")

A lovely room fitted with a range of cream eye and base units, roll top work surfaces, stainless sink unit with mixer taps, plumbing for an automatic washing machine, cupboard housing a Worcester combi boiler (fitted 2021), 4 ring gas hob, glass splashback, extractor fan, pan drawers, double oven, subway tiles, uPVC window with fitted blind, wooden floor covering, space for a fridge/freezer, radiator, alu sliding doors.





CONSERVATORY

3.84m x 2.49m (12'7" x 8'2")

uPVC construction, blinds/curtains, radiator, 3 x double power sockets, tiled floor and lower brick walls fully tiled, french uPVC doors to the garden.

LANDING

0m x 0m (0'0" x 0'0")

uPVC window, galleried, carpeted, loft access with pull down wooden ladder, part is fully boarded with a light.

BEDROOM ONE

3.78m x 3.15m (12'5" x 10'4")

Rear aspect, uPVC window with fitted blinds, full range of wardrobes, bedside cabinets, lighting over the bed, cupboards over, carpeted, radiator, telephone and TV points.



BEDROOM TWO

3.25m x 2.36m (10'8" x 7'9")

Front aspect, uPVC window, radiator, carpeted, full range of wardrobes with cupboards.

BEDROOM THREE

2.67m x 2.13m (8'9" x 7'0")

Front aspect, range of wardrobes, carpeted, radiator, uPVC window with fitted blinds.

SHOWER ROOM

2.34m x 1.91m (7'8" x 6'3")

Rear aspect, large walk in shower, low level WC, sink unit with mixer taps and cupboard below, uPVC window with fitted blind, part tiled walls, vinyl floor covering, ornate ceiling, radiator with heated towel rail.



EXTERNALLY

A large south east facing corner plot with multiple areas, lawned area, stoned, flagged area, raised patio, gazebo, pizza oven, gate to the rear and front, access to the garage, shed and greenhouse, outside water supply, rear driveway parking for 2 cars. To the front is a corner plot garden, mainly lawn and pathway access to the front door.

GARAGE

5.72m x 2.62m (18'9" x 8'7")

Up and over door, light and power, side door access into the garden, alarmed.

ADDITIONAL INFORMATION

TENURE: TBC- Solicitor to confirm details.

COUNCIL BAND: TBC - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

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.





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