



Westcott Grove, Royton

£435,000



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Offered for sale is this five/six bedroom detached family home located in this tucked away cul de sac in Royton. Also within a short walk of Shaw town centre. Accommodation comprising; Entrance porch, large hallway, lounge, dining room, conservatory, kitchen, utility room and a study/living room/ bedroom. To the first floor are five bedrooms (2 ensembles) and a family bathroom. Externally is an enclosed rear garden and driveway parking to the front. Call us today to arrange a viewing. Motorway networks within easy reach as is the local Shaw tram stop.





PORCH

2.16m x 0.76m (7'1" x 2'6")

uPVC door and windows, tiled floor.

HALLWAY

4.62m x 2.01m (15'2" x 6'7")

Laminated floor, radiator/cover, stairs to first floor.

2.34m x 0.84m (7'8" x 2'9")

Low level WC, floating wash hand basin, uPVC window, laminated floor, part tiled walls.





LOUNGE

5.33m x 3.66m (17'6" x 12'0")

Front aspect, uPVC window with fitted blinds, 2 x radiators, Tv and telephone points, gas fire with surround and hearth, wall lights, carpeted.

DINING ROOM

3.28m x 2.97m (10'9" x 9'9")

Rear aspect, patio doors, carpeted, radiator.

KITCHEN

4.52m x 2.62m (14'10" x 8'7")

Fitted with a range of shaker eye and base level units, roll top work surfaces, 5 ring gas hob with extractor over, double oven, steel sink unit with mixer taps, integrated dishwasher, Siemens wine chiller, tiled floor, under stairs cupboard, radiator, uPVC window.

UTILITY ROOM

4.06m x 2.49m (13'4" x 8'2")

Fitted with eye and base units, roll top work surfaces, steel sink unit, uPVC door, plumbing for an automatic washing machine, space for an American fridge/freezer, radiator, tiled floor, worcester boiler.

BEDROOM 6/STUDY/LIVING ROOM

5.69m x 2.46m (18'8" x 8'1")

Front aspect, uPVC window/blinds, radiator, carpeted, full range of fitted cupboards, desk, drawers.

CONSERVATORY

5.36m x 3.84m (17'7" x 12'7")

A large hipped room, uPVC construction, french uPVC doors/blinds, fan, engineered wood floor covering, tap, blinds throughout.

LANDING

3.56m x 1.93m (11'8" x 6'4")

Galleried, carpeted, airing cupboard.

BEDROOM ONE

3.56m x 3.53m (11'8" x 11'7")

Front aspect, uPVC window, radiator, carpeted, wardrobes.

EN SUITE

1.8m x 1.65m (5'11" x 5'5")

Corner shower cubicle, low level WC, bowl wash hand basin with under storage, radiator, tiled walls and floor.





BEDROOM TWO

4.95m x 2.64m (16'3" x 8'8")

Front aspect, uPVC window x 2 with fitted blinds, radiator, carpeted.

BEDROOM THREE

2.97m x 2.67m (9'9" x 8'9")

Middle aspect with Velux window, radiator, carpeted.

EN SUITE

2.59m x 0.84m (8'6" x 2'9")

Shower cubicle, sink unit, low level WC, tiled walls and floor, radiator, extractor fan.



BEDROOM FOUR

3.61m x 3.1m (11'10" x 10'2")

Rear aspect, uPVC window, radiator, carpeted.

BEDROOM FIVE

5.74m x 2.69m (18'10" x 8'10")

Rear aspect, 2 x uPVC windows with fitted blinds, radiator, carpeted.

BATHROOM

2.13m x 1.65m (7'0" x 5'5")

White suite, corner whirlpool panel bath, low level WC, wash hand basin, designer chrome spring radiator, tiled walls and floor.



EXTERNALLY

To the rear is an enclosed garden with panel fencing, lawn area, raised decking area, patio, side access on both sides via gates, outside water supply. To the front is a large tarmac driveway for numerous cars.

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





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