



3 Blackshaw Lane, Royton

Offers Over £250,000

3 1 2

- Close To Royton & Shaw Centers
- New Facias and Soffetts
- Wonderful Handleless Dove Grey Kitchen
- Large Conservatory
- Lovely Condition Throughout
- Three Reception Rooms
- Private Rear Garden And Driveway Parking
- Three Bedroom Detached Family Home



NO CHAIN. Offered for sale is this lovely three bedroom detached Maunders home located close to both Royton and Shaw. Accommodation comprising: Entrance hall, Cloakroom/ W.C, lounge, dining area, kitchen and a large conservatory. To the first floor are three bedrooms all with fitted wardrobes and a family bathroom. Externally is a very private rear garden with raised decking and rear driveway access. To the front is a private lawn and two large sheds. Contact us to arrange a viewing.





Total area: approx. 78.2 sq. metres (841.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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