





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

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