



**Offers Over £300,000**

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**3 Cotswold Drive, Royton**

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- **\*NO CHAIN\***
- **Semi Detached Property**
- **Three Bedrooms**
- **Generous Lounge**
- **Kitchen Diner**
- **Conservatory**
- **Detached Garage**
- **Enclosed Rear Garden**
- **Off Road Parking For Two Cars**
- **Viewings Are Highly Recommended**

Located in and convenient area of Royton is this three bedroom semi detached bungalow which offers good size family living accommodation in the form of entrance porch, entrance hall, lounge, kitchen diner, downstairs bathroom WC and conservatory all to the ground floor, whilst to the first floor are three bedrooms, master with WC. Externally, to the front is a low maintenance Astro turf lawn, with block paved driveway for two cars leading to a detached garage with up and over door, power and lighting. To the rear is a lawn garden with patio and to the side is a further tiered patio garden with sunny aspect. This property is offered for sale with vacant possession and although acquiring some modernisation, offers excellent potential. In order to fully appreciate the quality of offer, a viewing is strongly recommended.

**ENTRANCE PORCH :** Of brick and UPVC construction with double glazed door and wooden inner door to hallway.



**ENTRANCE HALL :** With wooden flooring, radiator and stairs leading to first floor.

**LOUNGE :** Large reception room with feature gas fire and surround, radiator and two double glaze windows to front elevation.



**KITCHEN DINER :** With a range of wall and base units, integrated fridge freezer, oven, four ring Nef hob with extractor hood above, stainless steel sink unit with mixed tap, plumbed for washing machine, dining table, under stairs pantry, access to cellar, double glazed window to the rear and double glazed door leading to conservatory.



**CONSERVATORY:** Of brick and UPVC construction with radiator and double glazed door leading to rear garden.



**DOWNSTAIRS SHOWER ROOM :** Comprising of walk-in shower with shower off mixer tap, sink and WC, radiator, built-in storage cupboard, partially tiled walls and double glazed window to the side.



**FIRST FLOOR :**

**BEDROOM ONE :** Rear double bedroom with built-in wardrobes, two double glazed windows to rear and side and separate WC.



**BEDROOM TWO :** Front double bedroom with built wardrobes, radiator and two double glazed windows two front and side.



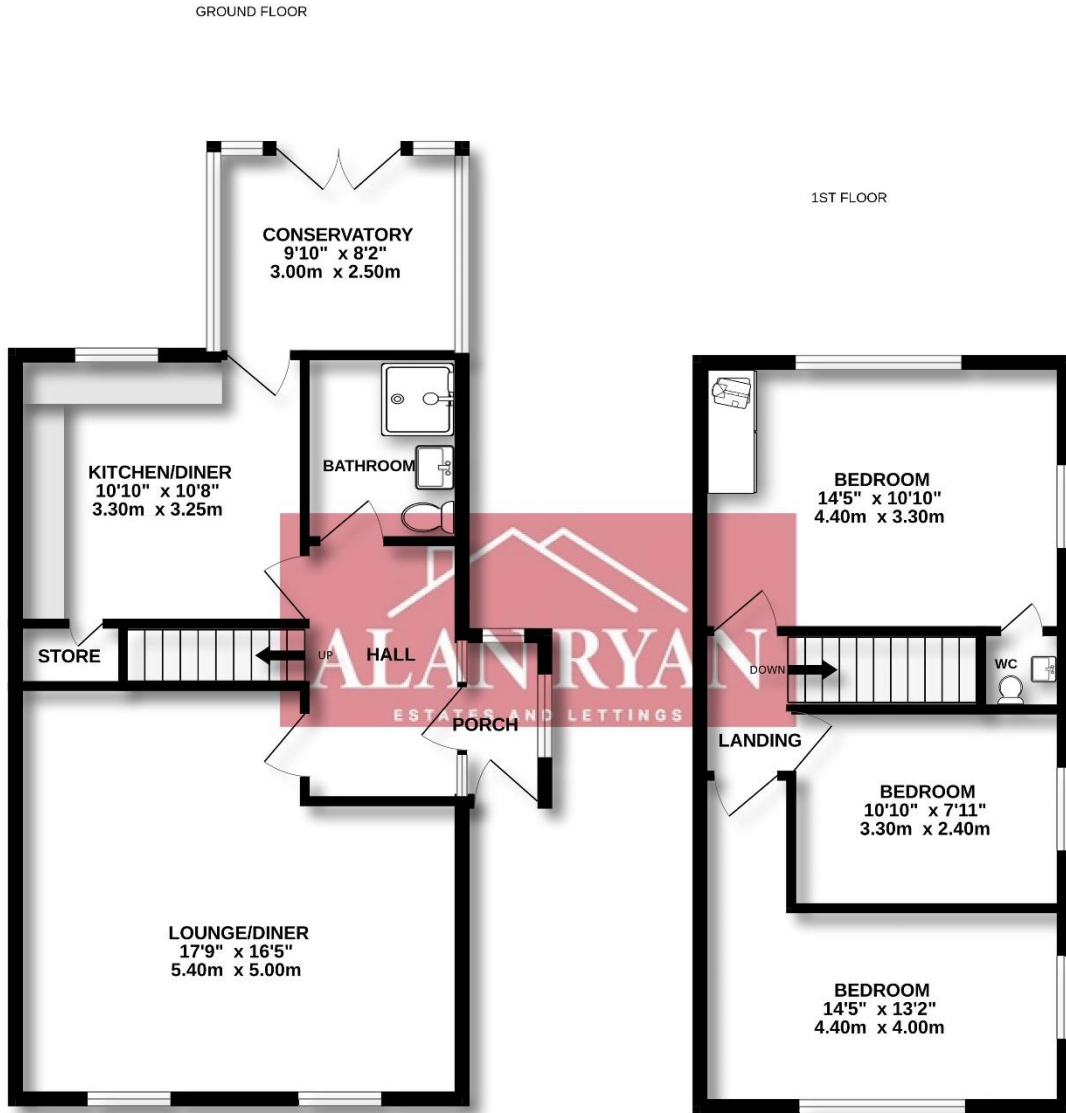
**BEDROOM THREE** : Good size third bedroom with radiator, under eaves storage, double glazed window to the side and loft access hatch with drop-down ladder leading to large boarded loft space.



**OUTSIDE** : Externally, to the front is a low maintenance Astro turf lawn, with block paved driveway leading to a detached garage with up and over door, power and lighting. To the rear is a lawn garden with patio and to the side is a further tiered patio garden with sunny aspect.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address:  
 519 Middleton Road  
 Chadderton  
 OL9 9SH

Tel: 0161 626 0333  
 Email: [sales@schadderton.com](mailto:sales@schadderton.com)

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavor to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property.