



Royal Birkdale Way, Normanton WF6 1WH



welcome to

Royal Birkdale Way, Normanton

William H brown are delighted to offer to the market this substantial and well presented 6 Bedroom Family Home over three floors. Viewing highly recommended to avoid disappointment.

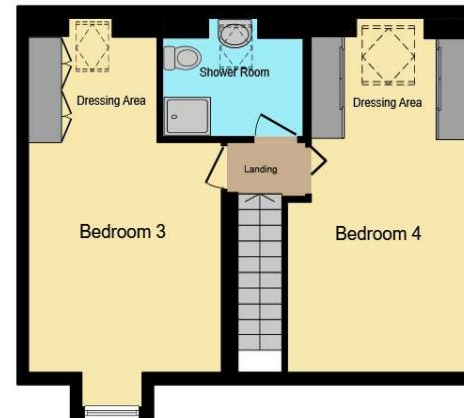




Ground Floor



First Floor



Second Floor

Entrance Hallway

Downstairs Wc

Living Room

10' 8" max x 16' 1" max (3.25m max x 4.90m max)

Kitchen Diner

26' max x 10' 1" max (7.92m max x 3.07m max)

Utility Room

15' 10" max x 8' 6" max (4.83m max x 2.59m max)

Sun Room

25' 1" max x 10' 3" max (7.65m max x 3.12m max)

Bedroom

11' 5" max x 26' 1" max (3.48m max x 7.95m max)

En-Suite

Bedroom

10' 1" max x 15' 1" max (3.07m max x 4.60m max)

En-Suite

Bedroom

11' 1" max x 10' 4" max (3.38m max x 3.15m max)

Bedroom

8' 5" max x 9' 3" max (2.57m max x 2.82m max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- 6 bedroom detached family home
- 3 en-suites and a family bathroom
- Downstairs WC, utility room and sun room
- Ideal location for the commuter
- Viewing recommended

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£440,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK127609



Property Ref:
WAK127609 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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