



Royal Birkdale Way, NORMANTON WF6 1WH

welcome to

Royal Birkdale Way, NORMANTON

CALLING ALL FAMILIES LOOKING TO UPSIZE! At a GUIDE PRICE of £390,000 - £400,000 this DETACHED FAMILY HOME offers all the SPACE you could ever need! Featuring SIX DOUBLE BEDROOMS, two EN SUITES, a bathroom, shower room plus TWO RECEPTION ROOMS, this is a MUST see property! Call us to view!!



Entrance Hall

Having the entrance door to the front aspect, a gas central heating radiator, a door leading to the integral garage and stairs to the first floor landing.

W.C

Equipped with a wash hand basin with vanity unit, a low level flush w.c, and a gas central heating radiator.

Lounge

15' 8" max x 10' 7" max (4.78m max x 3.23m max)
Having a double glazed window to the front aspect, feature fire place with a gas fire, surround and a hearth, two gas central heating radiators and internal double doors to the dining room.

Breakfast Kitchen

14' 8" max x 10' 2" max (4.47m max x 3.10m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over, includes a Belfast sink, an electric oven with electric hob, plumbing for a washing machine, gas central heating boiler, a door to the side aspect, a gas central heating radiator and a double glazed window to the rear.

Dining Room

10' 7" max x 10' 2" max (3.23m max x 3.10m max)
With french doors to the rear and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the front aspect a gas central heating radiator and a storage cupboard.

Bedroom One

15' 8" max x 8' 8" max (4.78m max x 2.64m max)
Having a double glazed window to the front aspect, fitted wardrobes and two gas central heating radiators. Door to the en-suite facilities.

En-Suite

Equipped with a shower, a wash hand basin a low level flush w.c, a gas central heating radiator and a

double glazed window to the side aspect.

Bedroom Two

11' 11" max x 10' 4" max (3.63m max x 3.15m max)
With a double glazed window to the rear aspect, fitted wardrobe, a gas central heating radiator and a door leading to the en-suite.

En-Suite

With a double glazed window to the rear, a shower, a wash hand basin, a low level flush w.c. and a gas central heating radiator.

Bedroom Five

9' 5" max x 8' 3" max (2.87m max x 2.51m max)
With a double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Six

8' 8" max x 7' 7" max (2.64m max x 2.31m max)
With a double glazed window to the front aspect and a gas central heating radiator.

House Bathroom

Fitted with a three piece bathroom suite which includes a bath with mixer tap, a wash hand basin and a low level flush w.c, a gas central heating radiator and a double glazed window to the side aspect.

Second Floor Landing

With stairs continuing from the first floor.

Bedroom Three

18' 9" max x 11' 3" max (5.71m max x 3.43m max)
Double glazed window to the front and rear aspect, and two gas central heating radiators.

Bedroom Four

18' 9" max x 10' 6" max (5.71m max x 3.20m max)
Double glazed windows to the side and rear and two gas central heating radiators.

Shower Room

Consisting of a shower cubicle, a wash hand basin

and a low level flush w.c, a double glazed window to the rear and a gas central heating radiator.

Exterior

Externally the property has a driveway to the front leading to the integral garage. To the rear is an enclosed garden with lawn and patio area and mature shrubs.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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welcome to

Royal Birkdale Way, NORMANTON

- Guide Price £390,000 - £400,000
- Six Bedroom Detached Family Home
- Two En Suites, A Family Bathroom PLUS A Shower Room
- Two Reception Rooms
- Integral Garage & Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£390,000 - £400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas, openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.houseagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113422 - 0014

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.

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