



6 Westdown Gardens, Shaw

In Excess of £410,000





6 Westdown Gardens

Shaw, Oldham

*** NO CHAIN / STUNNING DETACHED FAMILY HOME / FOUR FITTED BEDROOMS / THREE RECEPTION ROOMS / UTILITY / BLOCK PAVED DRIVEWAY PARKING & DETACHED GARAGE / LAWNED FRONT GARDEN / PRIVATE SOUTH FACING REAR GARDEN OVER LOOKING ENCLOSED PRIMARY SCHOOL PLAYING FIELDS / ADJACENT TO THE AWARD WINNING HIGH CROMPTON PARK / EXCLUSIVE DEVELOPMENT ON A QUIET CUL-DE-SAC / LARGE PLOT / WELL PRESENTED THROUGHOUT / VIEWINGS HIGHLY RECOMMENDED ***

Council Tax band: E

Tenure: Freehold

- Detached Family Home
- Four Fitted Bedrooms
- Three Reception Rooms
- Utility Room
- Block Paved Drive & Detached Garage
- South Facing Rear Garden
- Cul-De-Sac Location
- Open Aspect to Rear
- Adjacent High Crompton Park



Entrance Porch

3' 7" x 6' 2" (1.08m x 1.87m)

Front facing entrance door and side facing double glazed window, Karndean flooring and access to the hall.

Hall

10' 6" x 10' 9" (3.19m x 3.27m)

Front facing double glazed window and door, radiator, heated store room, Karndean flooring, staircase leading to the first floor and under stair storage cupboard.

Lounge

16' 9" x 11' 1" (5.11m x 3.39m)

Side facing double glazed window and rear facing window & door giving access to the Conservatory, two radiators, seating areas and Karndean flooring.

Conservatory

9' 5" x 15' 9" (2.88m x 4.81m)

Rear & side facing double glazed windows and rear facing double glazed French doors giving access to the private landscaped rear garden, radiator, seating or dining area and Karndean flooring.

Dining Room

11' 6" x 8' 0" (3.51m x 2.45m)

Front facing double glazed Bay window and side facing double glazed window, radiator, dining or seating area.



Breakfast Kitchen

10' 5" x 14' 1" (3.17m x 4.28m)

Two rear facing double glazed windows and rear glazing door giving access to the Conservatory, radiator, ceiling spot lights, modern fitted kitchen with a good selection of wall and base units, complimentary work surfaces, splash back tiling, Blanco sink & drainer with stainless steel mixer taps, fitted Neff appliances to include electric hob, extractor, double oven, microwave and dishwasher, space for a free standing fridge freezer, utility room access, seating area and Karndean flooring.



Utility Room

5' 1" x 8' 0" (1.55m x 2.43m)

Side facing double glazed window, radiator, fitted utility with a selection of wall and base units, complimentary work surfaces, splash back tiling, stainless steel sink & drainer, space for a washing machine and tumble dryer, wall mounted boiler (installed 2018) and Karndean flooring.

WC

4' 0" x 6' 0" (1.23m x 1.83m)

Front facing double glazed frosted window, radiator, two piece suite in white comprising WC and vanity hand basin (the basin was purchased smaller to allow for wheelchair access), extractor and Karndean flooring.

First Floor Landing

6' 11" x 9' 9" (2.10m x 2.97m)

Loft hatch with drop down ladders, insulated & boarded loft with a light, ideal for storage.

Bedroom One

14' 1" x 11' 0" (4.28m x 3.36m)

Front & side facing double glazed windows, radiator, fitted wardrobes & storage, double room, access to the en-suite.

En-suite

7' 10" x 6' 0" (2.38m x 1.83m)

Front facing double glazed frosted window, heated towel rail, three piece Utopia suite in white comprising WC, vanity hand basin with storage, walk in shower with electric shower, extractor and tiled walls.

Bedroom Two

12' 3" x 11' 4" (3.73m x 3.45m)

Front facing double glazed window, radiator, fitted wardrobes/storage and vanity desk, double room.





Bedroom Three

8' 9" x 10' 7" (2.67m x 3.22m)

Rear facing double glazed window, radiator, fitted wardrobes & storage, double room, open aspect views.

Bedroom Four

10' 11" x 6' 9" (3.32m x 2.07m)

Rear facing double glazed window, radiator, fitted wardrobes & storage, single bedroom or home office, open aspect views.

Family Bathroom

5' 6" x 7' 8" (1.67m x 2.34m)

Rear facing double glazed frosted window, heated towel rail, three piece Utopia suite in white comprising WC, vanity hand basin with storage, 'D' shape panel bath, shower & screen, extractor and tiled walls & floor.

Garage

23' 8" x 8' 10" (7.22m x 2.70m)

Substantial detached garage with front facing electric garage door and side facing double glazed window & door, lights and power, separate alarm, consumer unit and roof storage, plus additional storage space or workshop area to the back of the garage.

Revilo Insight

Tenure: Freehold / Construction Year: 2001 / Tax Band: E /

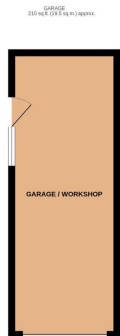
Parking: Block Paved Driveway Parking and Substantial Detached Garage.

Externally the property offers an attractive outlook to both the front and rear, to the front you'll find a large lawned garden with planting beds and hedged boundary along with side gated access to the private landscaped rear garden. The south facing rear garden has a good size paved patio area, lawn, planting beds to borders and fenced boundary, external water & power supply and space for a previously fitted water feature. Beyond the garden to the rear is views over the enclosed primary school playing fields with the award winning High Crompton park adjacent.

ON DRIVE

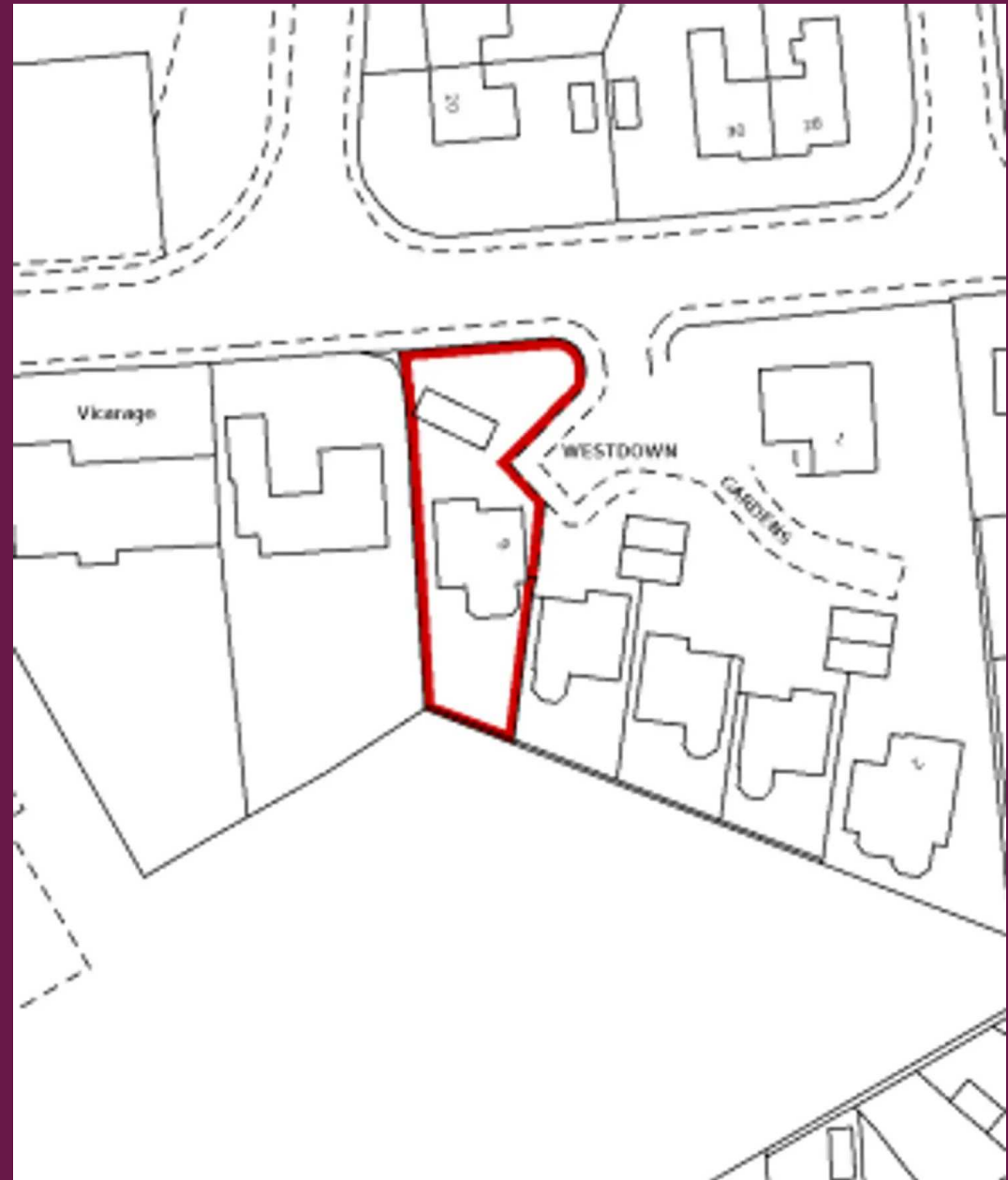
4 Parking Spaces





TOTAL FLOOR AREA : 1514 sq.ft. (140.6 sq.m.) approx.

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.
Made with Metropix ©2023





Revilo Homes & Mortgages- Rochdale

Revilo Homes Ltd, Revilo House - OL11 5BX

01706 509 237 • info@revilohomes.co.uk • www.revilohomes.co.uk