



## Penryn Avenue, Royton

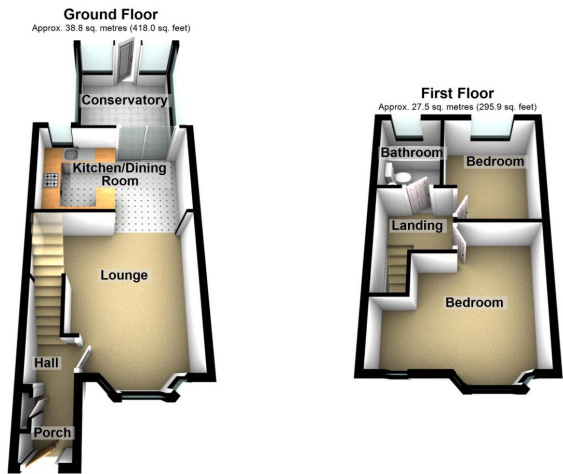
£169,950

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- EPC:
- Good Condition
- South Facing Garden
- Two Double Bedrooms
- Porch And Hallway
- Potential To Create A Drive
- Two Reception Rooms
- No Chain

NO CHAIN. Offered for sale is this two bedroom town house located in this popular road. Accommodation comprising: Entrance porch, hall, lounge, kitchen/dining room and a conservatory. To the first floor are two good size bedrooms and a bathroom. Externally a south east facing garden with rear access, allocated parking bay and garden fronted. Local shops within easy reach as is Royton town centre. Call us today to arrange a viewing.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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