



The Coach House, The Fold, Royton

£495,000

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- Unique & Bespoke Dwelling
- Characterful Property
- Huge Potential
- Four Sizeable Bedrooms
- Two Spacious Receptions
- Detached Double Garage
- Secluded Location
- EPC Rating - F



Nestled at the end of The Fold in Royton is a potentially magnificent property, in search of prospective buyers who will create their forever home.

Having a unique, bespoke construction, the property is ideally suited to a renovation of vision whereby the new owners can imprint their vision.

Situated in a secluded plot, yet ideally located for local amenities, including schools and the transport network with easy access to the close-by town centres of Royton and Shaw.

Externally there is an extensive gated courtyard area with off-road parking with double garage to the front.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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