



'Thornlee', Dogford Road, Royton

Offers In Region Of £479,950

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- Detached Character Family Home
- Open Plan Living Space
- Private Rear Garden
- Over 2200 Sq Feet Of Living Space
- 5/6 Bedrooms
- Close To Royton Centre
- Large Kitchen / Dining
- EPC: E



Offered for sale is this lovely character detached family home with over 2200 sq feet of accommodation. On entering this lovely home you will see bags of features all over the property. Entrance hallway, living room, kitchen, dining area, large conservatory, utility/W.C, lounge and a staircase leading to a mezzanine offering versatile use. To the first floor there three bedrooms and a large four piece bathroom. To the second floor there are two further bedrooms and a landing. Externally there is a private rear garden on two levels and a composite decking area. To the front is a gated area, driveway and good size garage. Call us today to arrange a viewing.



Total area: approx. 212.4 sq. metres (2286.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	44 E	
21-38	F		
1-20	G		

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