



# 9 Newtondale Avenue, Royton

Offers Over £199,995

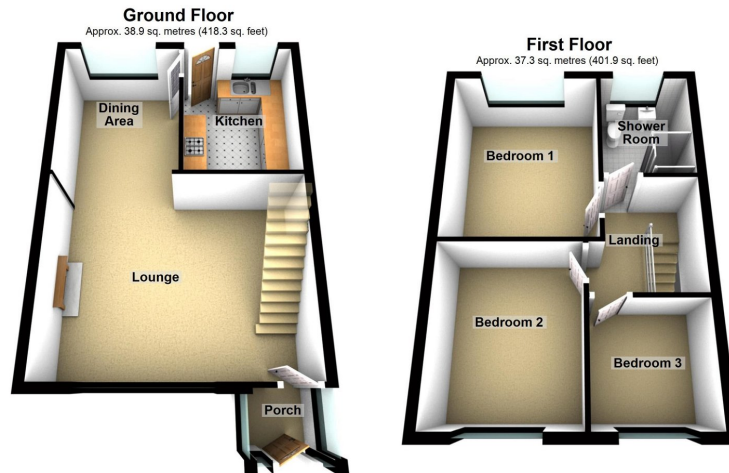
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- End Town House
- Three Bedrooms
- Thorpe Estate
- Good Condition Throughout
- Shower Room
- Well Appointed Kitchen
- Garage & South East Garden
- EPC:



Located on the ever popular Thorpe Farm Estate is this lovely three bedroom end town house offering in lovely condition throughout. Viewing is highly recommended, so contact our office to arrange. Accommodation comprising: Entrance porch, large open plan lounge/dining room and a kitchen. To the first floor are three bedrooms and a shower room. There is also a useable loft room with a Velux window. Externally there is a good size lawn area to the front and an elevated patio area to the rear. Good sized garage and parking space to the rear.



Total area: approx. 76.2 sq. metres (820.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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