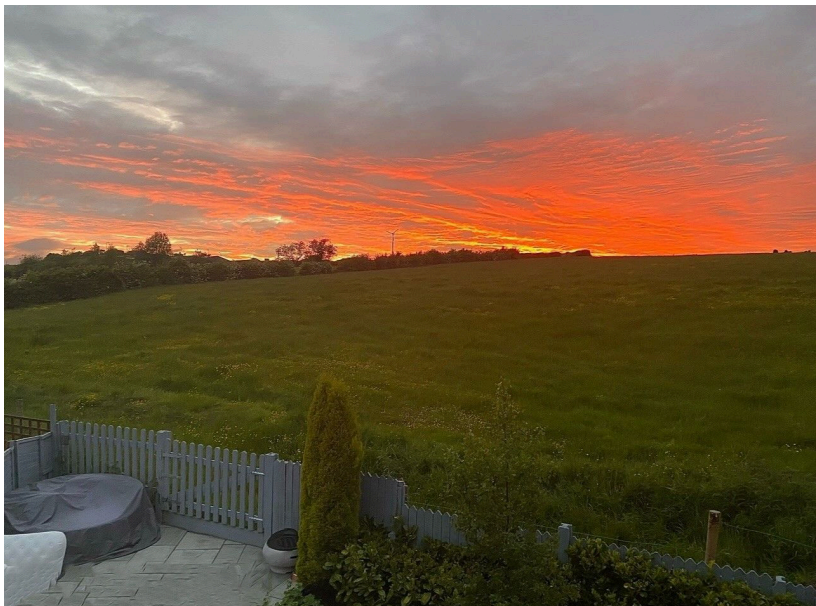




# 20 Eskdale Avenue, Royton

£289,950

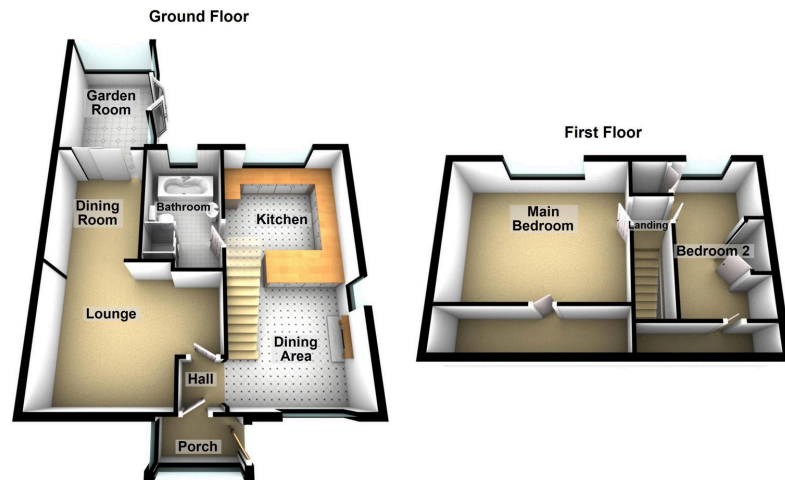
🛏️ 2 🚽 1 🛋️ 3



- Beautifully Presented
- Semi Detached
- Massive Kitchen/Dining Room
- Good Size Outside Space
- Two Bedrooms
- Overlooking Open Countryside
- Garden Room
- EPC: D



WOW Just WOW !!! Don't mess about with this one, it won't be around for long! Accommodation comprising: Entrance porch, hall, large kitchen/dining room, lounge, dining area, conservatory/garden room and a ground floor four piece bathroom. To the first floor there are two bedrooms both overlooking open countryside. This property also has a log burner in the kitchen. Close to Royton and Shaw. Country walks on the doorstep. Externally there is a frontal driveway and a garage. To the rear is a very private garden overlooking fields. Call us today to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	

### Chadderton Office

509 Middleton Road,  
Chadderton, Oldham,  
OL9 9SH

chadderton@kirkham-property.co.uk  
t: 0161 626 5688