



# 12 Cambrian Drive, Royton

£179,950

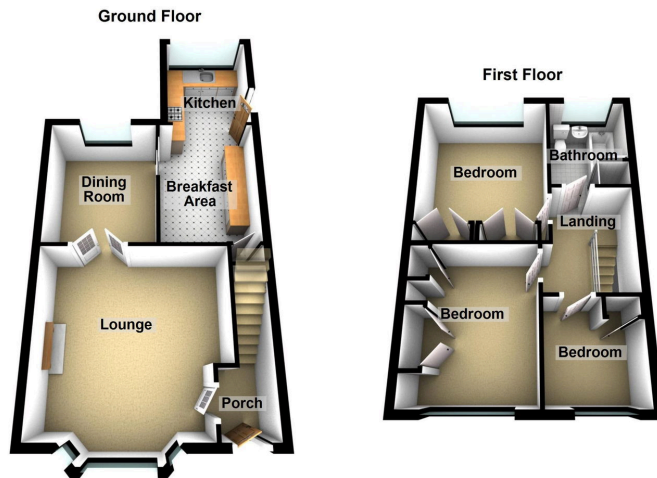
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- No Chain
- Great Location
- Extended Kitchen
- Garage And Driveway
- Three Bedroom End Town House
- Large Lounge/ Dining Room
- Royley Estate
- EPC:



NO CHAIN. Offered for sale is this extended end town house located in the popular 'Royley' development in Royton. Accommodation comprising: Entrance hall, lounge, dining area and an extended kitchen. To the first floor are three bedrooms and a family bathroom. The property is in need of updating but has been priced accordingly. Externally is a garage and a garden. Royton town centre within a short walk and also has excellent access routes for the motorway network. Call us today to arrange a viewing.



Total area: approx. 911.9 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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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