



Pine Grove, Royton

£279,950

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- Extended Semi Detached
- Three Bedrooms
- Large Conservatory With Solid Roof
- Close To Tandle Hill Country Park
- Great Family Home
- Good Size Rooms
- Lovely Modern Kitchen
- EPC: D

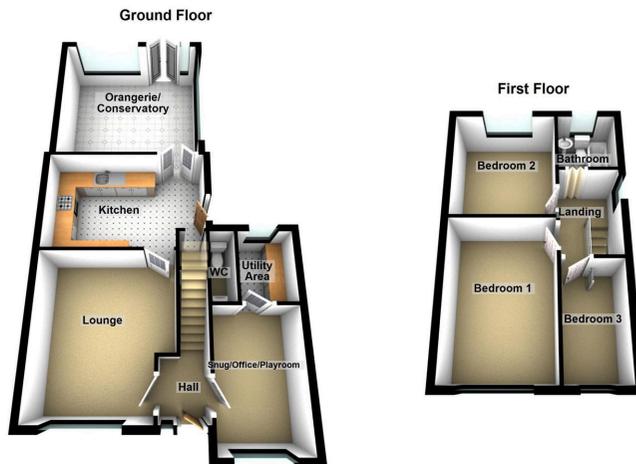


Offered for sale is this lovely extended three bedroom semi detached family home located close to Tandle Hill country park and Royton itself.

Accommodation comprising: Entrance hallway, lounge, kitchen/ dining room, orangery/conservatory, playroom/office, utility room and a ground floor WC. To the first floor there are three bedrooms and a bathroom. Externally there is an enclosed south facing rear garden with side access.

The property is offered in lovely condition and is ready to move in to.

Call us today to arrange an appointment to view this wonderful home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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