



56 Fir Lane, Royton

£189,950

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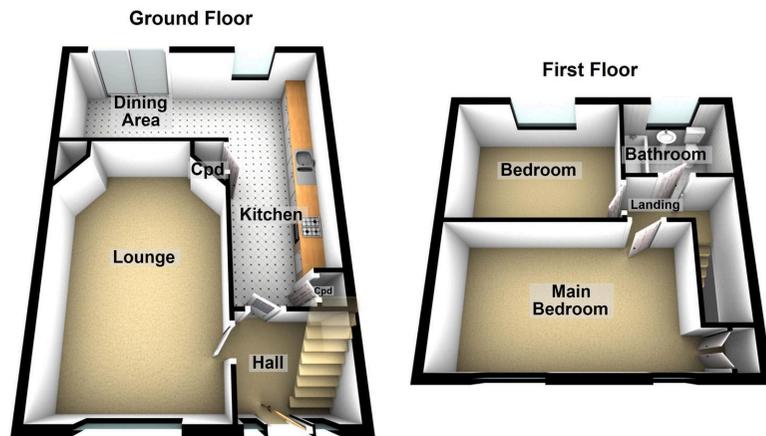
- Mid Terraced Extended Property
- Extended Kitchen/Dining Room
- Close To Royton
- East Facing Rear Garden
- Two Double Bedrooms
- Great Location
- Overlooking Farmland To The Rear
- EPC:



Offered by Kirkham Property is this lovely two bedroom extended terraced property located in this popular road close to Royton and local parks. Within a short walk of Royton, Dogford park and Tandle Hill Country Park. Lovely views over open farmland to the back.

The property was extended to produce a bigger kitchen/dining room space. Accommodation comprising: Entrance hallway, lounge and a large kitchen/dining room. To the first floor there are two double bedrooms and a bathroom. Externally a rear garden which is East facing and has gated rear access, Courtyard garden to the front with a brick retaining wall.

Contact us today its a great First Time Buy or downsize from a bigger house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(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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