



11 Kirkstone Drive, Royton, Oldham, OL2 6TP

Offers Over £200,000

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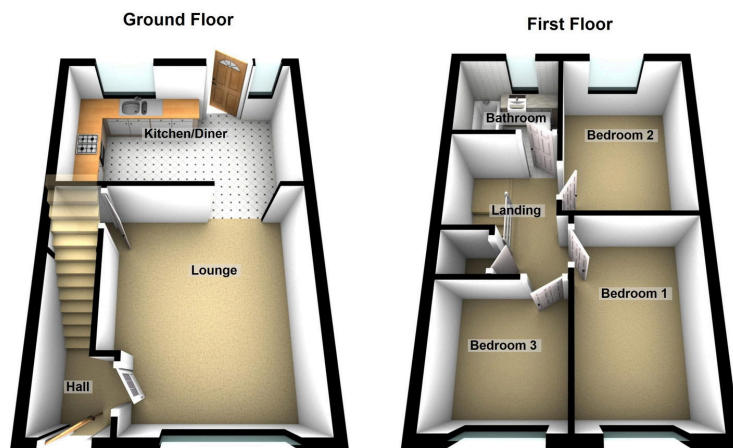


- Town House
- Three Bedrooms
- Lovely Kitchen/Dining Room
- Close To Tandle Hill Country Park
- Lovely Condition Throughout
- Rear Garden & Garage
- Walking Distance To Royton
- EPC: C Center



What a lovely property this one is. Offered for sale by Kirkham Property is this impressive three bedroom town house which is located in this popular cul de sac in Royton. A credit to the current vendors as it is offered in beautiful condition throughout. Accommodation comprising: Entrance hallway, lounge and a good size and well stocked kitchen/dining room. To the first floor there are three bedrooms and a bathroom. Externally there is a small garden to the front and a fully paved rear garden with access. Garage in a block at the front of the road.

Tandle Hill country park a short walk away. Contact us today, to view what could be your new home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>76</b>	
(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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