



Albert Street, Royton

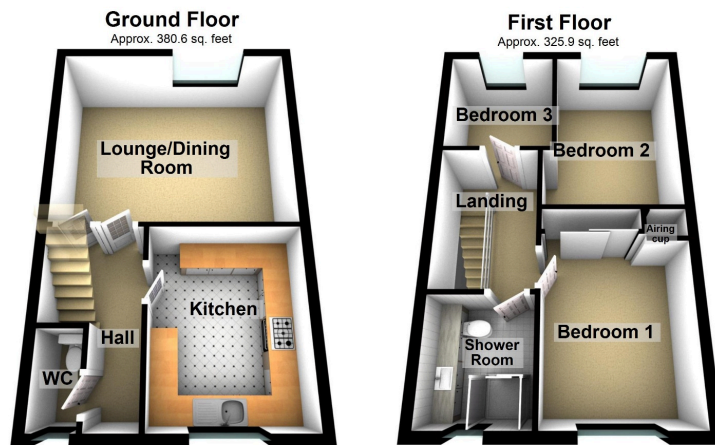
£99,995

3 1 1



- First Floor Maisonette
- Beautifully Presented Throughout
- Modern Fitted Shower Room
- Outdoor Storage Cupboard On The Ground Floor
- Walking Distance To Royton Centre
- Three Bedrooms
- Fitted Shaker Style Kitchen
- EPC Rating - C

A superbly presented, three bedroom, first floor maisonette ideally located just a short walk from Royton town centre and all associated amenities. Offering good size accommodation throughout the property briefly comprises of: entrance hallway, large lounge/diner, Shaker style fitted kitchen and w.c. to the ground floor and three bedrooms and a beautifully appointed shower room to the first floor. Externally there is a separate downstairs storage cupboard and on road parking. Local schools are within easy reach and the property is just a short drive from the motorway connections.



Total area: approx. 706.5 sq. feet

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 72 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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