



18 Cherington Drive, Tyldesley, M29 8WE Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this absolutely fantastic extended FREEHOLD four bedroom detached property positioned on the sought after 'Gatehouse' development in Tyldesley. This excellent property has been extended to the rear creating larger than average accommodation and boasts ample off road parking, detached double garage and enclosed gardens. Ideal for a range of buyers and well presented, early viewing is highly advised. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and modern refitted kitchen. A well proportioned sitting room sits to the rear and is finished with French doors which open into the rear gardens. A spacious separate dining room opens into an excellent additional lounge which also boast French doors opening into the rear gardens. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a larger than average modern en suite whilst bedroom two is finished with sky light windows. Outside, this property is positioned within a sought after location with the front gardens providing ample of road parking in front of the double garage. The enclosed rear gardens are well presented and laid to lawn.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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