





9 Bidford Close, Tyldesley, M29 8WB Offers over £210,000

ARC HOMES are delighted to offer FOR SALE this beautiful two bedroom detached bungalow positioned within a tucked away cul de sac spot on the ever sought after 'Gatehouse' development in Tyldesley. This excellent true bungalow would suit a range of buyers, it is well presented throughout and boasts off road parking together with lovely larger than average private rear gardens. Entry is via a welcoming entrance hallway which provides access into the well proportioned sitting room. A door from the sitting room opens onto an elevated terraced in the rear gardens. The kitchen is finished with modern units and appliances. There are two generous double bedrooms and a modern shower room. Outside, the property is tucked away at the end of a cul de sac with ample off road parking in front garden. The enclosed side and rear gardens are split level and provide excellent outdoor space together with a fantastic degree of privacy.



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		
England & Wales EU Directive 2002/91/EC 		



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