





26 Clondberry Close, Tyldesley, Lancashire M29 8RE

Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic larger than average four bedroom detached property positioned within a tucked away spot on a very sought after development. This beautiful property boasts excellent accommodation, including three reception rooms together with ample off road parking and enclosed gardens. An ideal family home, early viewing is highly advised. Entry is via a welcoming entrance hallway which provides access into the fantastic modern kitchen. A spacious dining room sits in the centre of the property and provides access into a well proportioned sitting room and conservatory which opens into the rear gardens. A handy study and cloakroom completes the ground floor accommodation. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, this property is tucked away at the end of a cul de sac with front gardens providing ample off road parking. The enclosed rear gardens are laid mainly to lawn and provide generous outdoor space.



| 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 |  |



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

