



5 Kings Crescent, Tyldesley, Lancashire M29 8JY

Offers over £255,000

ARC HOMES are delighted to offer FOR SALE this fantastic and larger than average semi detached bungalow situated within an extremely sought after and rarely available location. This fantastic home offers very generous accommodation together with excellent private rear gardens, and off road parking. Early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into the well proportioned sitting room. To the rear sits a fitted kitchen which offers access into the private rear gardens. A handy pantry and a spacious ground floor bedroom completes the ground floor. To the first floor is a fantastic further double bedrooms. Outside, this property is positioned within a very sought after cul de sac with enclosed front gardens providing ample off road parking. The enclosed rear gardens offer 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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