



8 The Hillock, Tyldesley, M29 7GW

Offers over £275,000

ARC HOMES are delighted to offer FOR SALE this excellent detached true bungalow positioned within a tucked away spot in a very sought after and rarely available location. The Hillock is positioned just off Crossbill in Astley in a quiet tucked away spot. This particular bungalow provides endless potential and boasts enclosed gardens and a fantastic additional plot just in front which house ample parking and a detached double garage. Ideal for a range of buyers and with no onward chain early viewing is highly advised to avoid missing out. Entry is via a spacious entrance hallway which leads into an excellent dining room. The well proportioned sitting room is dual aspect with French doors opening into the rear gardens. A fitted kitchen, two double bedrooms and shower room complexes the accommodation offer. The loft space is accessed via a ladder and provides excellent scope for development. Outside, this property is positioned off street with enclosed lawned front gardens. Facing the property is an excellent additional plot providing off road parking next to a double garage. Other residents have utilised this plot for many purposes. The enclosed rear gardens provide generous outdoor space and a good 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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