



## 9 Wycombe Drive, Tyldesley, M29 7BX

### Offers over £400,000

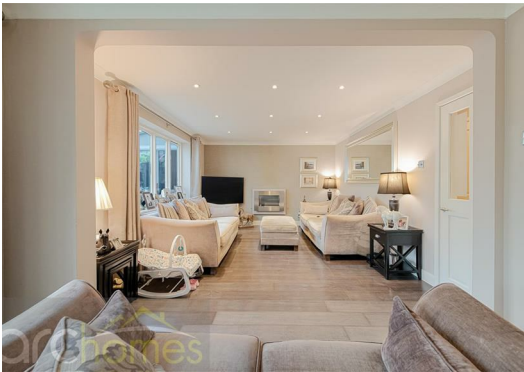
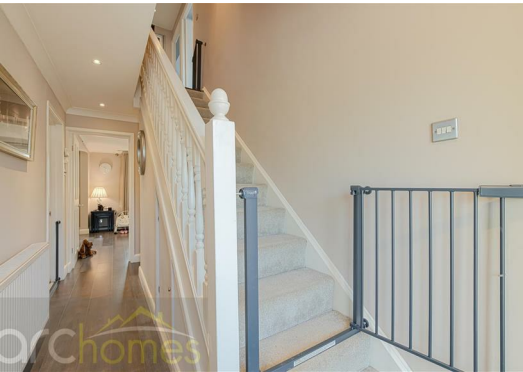
ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD four bedroom detached property positioned within a very sought after Astley location. This gorgeous home offers excellent accommodation together with ample parking, integral garage and lovely enclosed gardens. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom. To the rear sits a fantastic well proportioned sitting room which opens into a separate dining area. Bifolding doors open into an impressive conservatory which offers excellent space and is finished with a solid fuel stove and two sets of French doors which open into the rear gardens. A modern fitted kitchen 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 positioned within a sought after spot with front gardens providing ample off road parking in front of an integral garage. The enclosed rear gardens are well presented and provide generous outdoor space.





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
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