



## 124 Sale Lane, Tyldesley, M29 8PZ £220,000

ARC HOMES are delighted to offer FOR SALE this fantastic FREEHOLD three bedroom semi detached property positioned within a popular cul de sac location and within walking distance of the Vantage Guided Busway. This excellent home is well presented throughout offering generous accommodation together with off road parking and lovely rear gardens. Ideal for a range of buyers, early viewing is advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room with French doors leading into the rear gardens. A fantastic modern dual aspect kitchen dining room completes the kitchen dining room. To the first floor are three generous bedrooms and a modern shower room. Outside, this property is positioned towards the end of a cul de sac with off road parking for two vehicles. It is located within walking distance of the Vantage bus route making it ideal for commuters. The enclosed rear gardens are larger than average, well presented and low maintenance.





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		
<b>England &amp; Wales</b> 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>		
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