



153 Manchester Road, Tyldesley, M29 7FH Offers over £250,000

ARC HOMES are delighted to offer FOR SALE this fantastic and recently fully refurbished three bedroom semi detached property positioned within a very sought after Astley location. This excellent property is very well presented throughout and would suit a range of buyers. With ample parking, lovely gardens and no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into generous bay fronted dining room. To the rear sits the well proportioned sitting room which leads into the kitchen. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are larger than average providing ample off road parking leading to a garage. 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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