



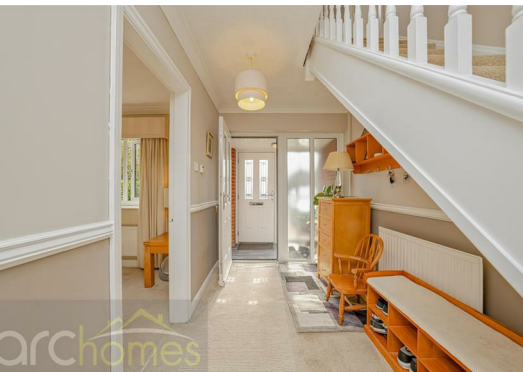
18 Beckside, Tyldesley, M29 8JP Offers over £500,000

ARC HOMES are delighted to offer FOR SALE this exceptional executive four bedroom detached property positioned at the head of a sought after cul de sac at the bottom of Squires Lane, Tyldesley. This gorgeous family provides very generous accommodation together with private rear gardens, ample parking and integral double garage. Property of this standard in his location is rarely available and early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into a well proportioned sitting room. Double doors from the sitting room open into a generous separate dining room. An excellent spacious kitchen dining room, handy utility room and downstairs cloakroom completes the ground floor. To the first floor are four fantastic bedrooms and a modern bathroom. The master bedroom benefits from a modern ensuite shower room. Outside, this property is located at the head of a cul de sac with well presented front gardens and a driveway providing off road parking in front of the integral double garage. The enclosed rear gardens are laid mainly to lawn and provide generous outdoor space together with an excellent 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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