



215 Church Road, Tyldesley, Lancashire M29 7ET

Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this stunning FREEHOLD extended four bedroom semi detached situated within a very popular and sought after location. This beautiful home offers generous accommodation together with flawless presentation, ample parking and lovely enclosed rear gardens. Property in this spot is in high demand and this beautiful example would make an ideal family home for a range of buyers. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits the amazing kitchen family room finished with modern units, large patio doors and sky light windows. A separate utility room provides access into a handy downstairs cloakroom. To the first floor are four excellent bedrooms and a modern bathroom. Outside, this property is set back with enclosed front gardens providing ample off road parking and providing access into a handy store. The enclosed rear gardens have been designed to be low maintenance and offer good outdoor space.



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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