



## 21 Tyldesley Old Road, Atherton, M46 9EH

Offers in the region of £250,000

ARC HOMES are delighted to offer FOR SALE this excellent extended three bedroom semi detached property positioned within a sought after location. This lovely home is well presented throughout offering generous accommodation together with ample off road parking and enclosed gardens. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which leads into well proportioned sitting room. The sitting room leads into a separate dining area which has French doors opening into the rear gardens. The property has been extended to the rear to create a fantastic modern kitchen with integrated appliances such as fridge freezer, oven, washing machine and dishwasher and has patio doors opening up into the rear gardens. Two bedrooms and a handy downstairs shower room completes the ground floor accommodation. To the first floor is a further double bedroom and an excellent modern en suite shower room. There is also a handy walk in wardrobe accessed from the first floor landing. Outside, the front gardens are enclosed and provide ample off road parking which leads to the side. The enclosed rear gardens provide generous outdoor space and are 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		
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>		
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