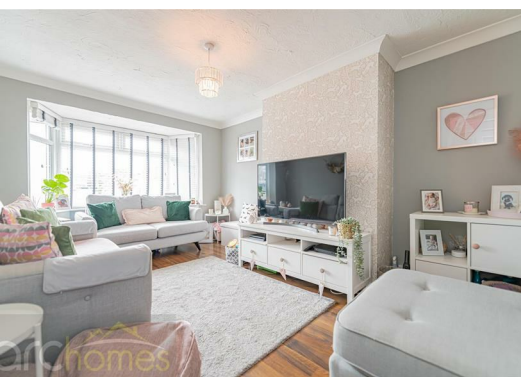




## 69 Sheriffs Drive, Tyldesley, Lancashire M29 8PQ

### Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property positioned within a very sought after location. Well Presented throughout and boasting generous accommodation together with lovely enclosed gardens and ample parking, early viewing is highly advised. Entry is via an entrance porch and hallway which provides access into the well proportioned sitting room. To the rear sits a modern kitchen dining room and excellent additional sun room / lounge which opens into the rear gardens. Top the first floor are three generous bedrooms and a simply stunning bathroom finished with freestanding bath. Outside, the front gardens provide ample off road parking with a generous enclosed rear garden providing good outdoor space.





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 CO <sub>2</sub> 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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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