



HUNTERS[®]
HERE TO GET *you* THERE



Avondale Drive, Tyldesley, Manchester, M29 7ES

Per Calendar Month £1,100 Per Calendar Month

HUNTERS®

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HUNTERS WORSLEY brings you this wonderfully presented, corner plot location two bedroomed bungalow in Astley. Benefiting from fresh neutral décor throughout. Boasting a bright and modern fitted kitchen, shower room with modern tiling, lounge with views of the front garden and two good sized double bedrooms. Externally the property benefits from a good sized driveway, single detached garage and well maintained front and rear gardens. Local amenities include a supermarket, access to public transport links to Manchester City Centre and Leigh are close by.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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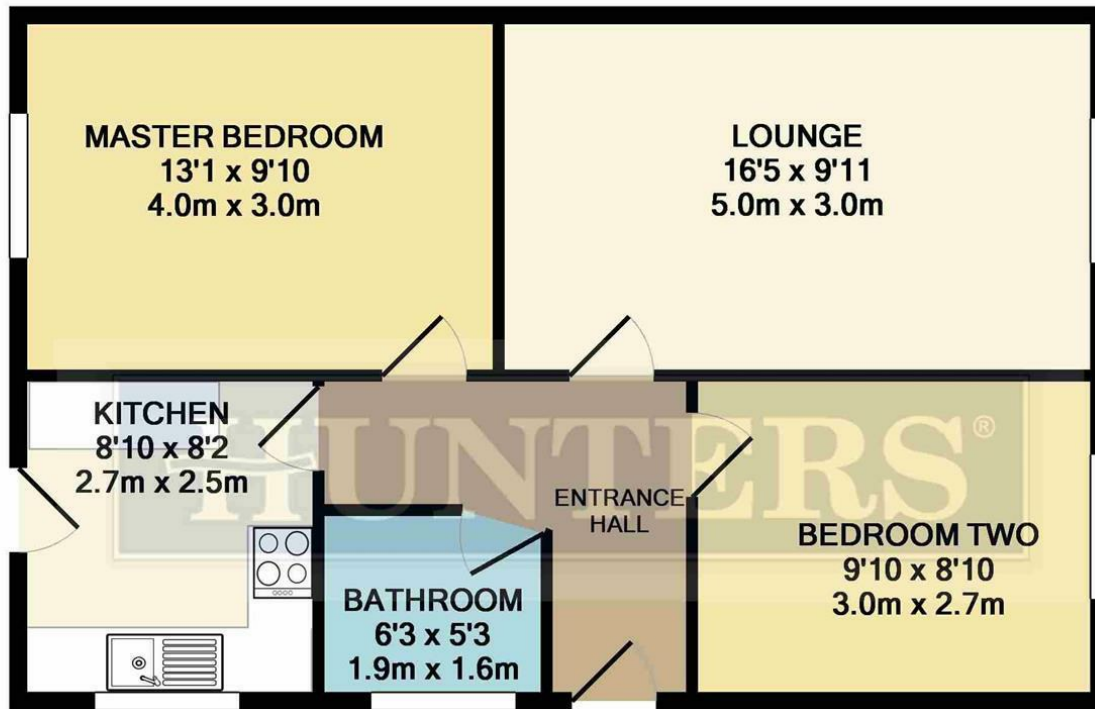


KEY FEATURES

- BUNGALOW
- TWO BEDROOMED
- TWO DOUBLE BEDROOMS
- GARDENS TO THE FRONT AND REAR
- DETACHED GARAGE
- EPC RATING D
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR COMMUTING



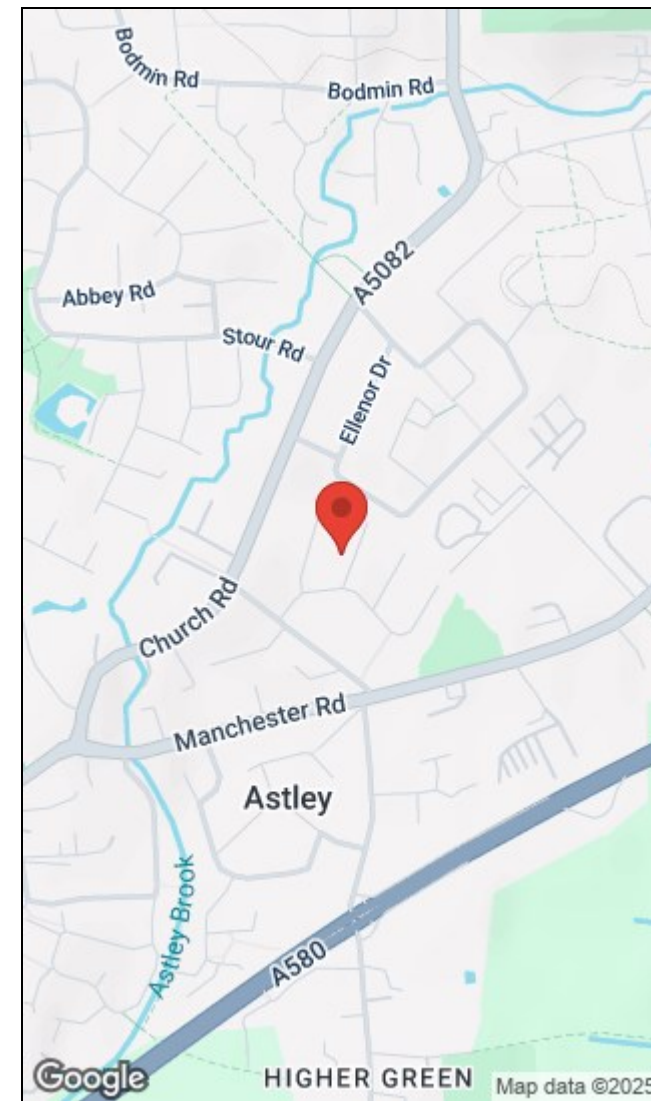




TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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