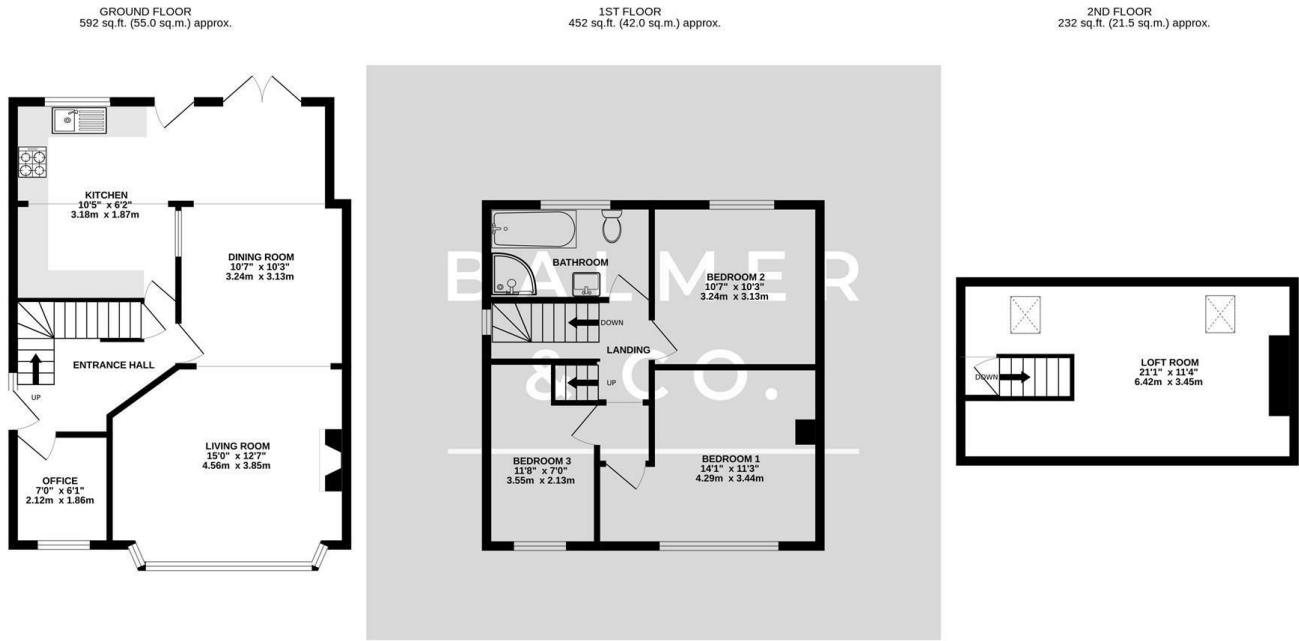


Higher Green Lane, Tyldesley, M29 7HG
£325,000



BALMER & Co are delighted to offer FOR SALE this stunning four bedroom semi-detached house to the market, situated in a extremely popular and well regarded residential location in Astley. Heavily extended and converted, this property offers excellent family living accommodation and simply must be viewed. Comprising in brief of entrance hallway, large bay fronted living room with feature fireplace and surround, separate dining room, large modern fitted kitchen with appliances, with office room completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom and four piece family bathroom, whilst to the second floor is the fourth bedroom loft conversion which has fully building regulations completing the accommodation on offer. Outside the property occupies a more than generous plot with a private enclosed garden to the rear, parking for up to 8 cars to the front, with a detached garage with electrics to the side. Early viewings highly recommended, all enquiries welcome.

Floor Plan



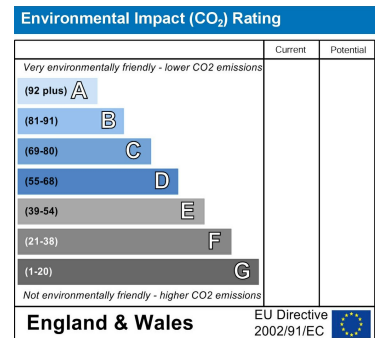
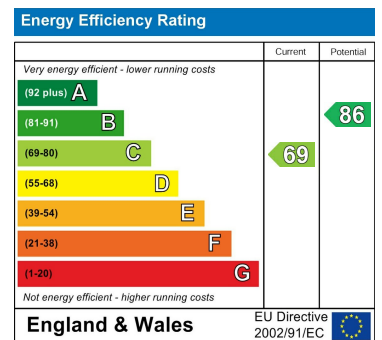
TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.