

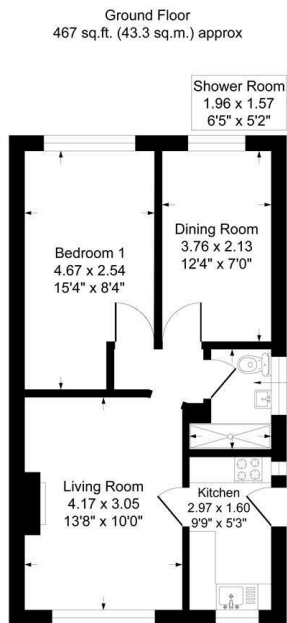
Esthwaite Drive, Tyldesley, M29 7NA  
£189,950





BALMER & CO are delighted to offer FOR SALE this fantastic two bedroom semi-detached bungalow in a popular and well regarded residential location in Astley. Offered with no onward chain and very nicely presented throughout, this property comprises in brief of kitchen, living room with gas fireplace and surround, two double bedrooms, with three piece shower room completing the accommodation on offer. Outside the property has a garden frontage with long driveway and detached garage to the side, whilst to the rear there is a nicely landscaped, South facing rear garden. Early viewings highly recommended, all enquiries welcome.

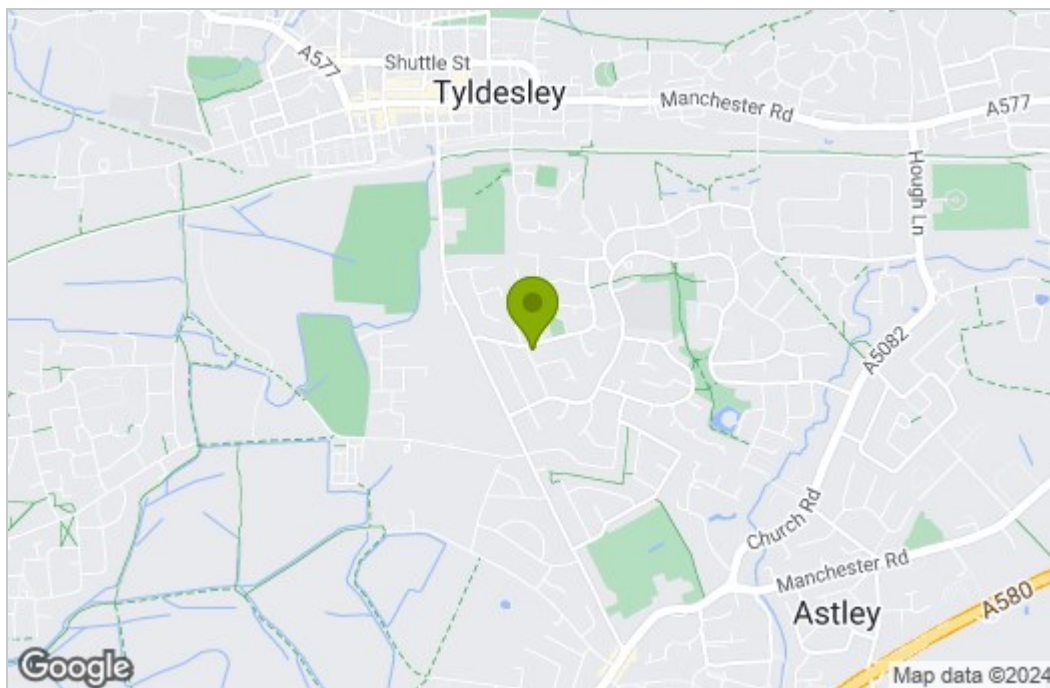
## Floor Plan



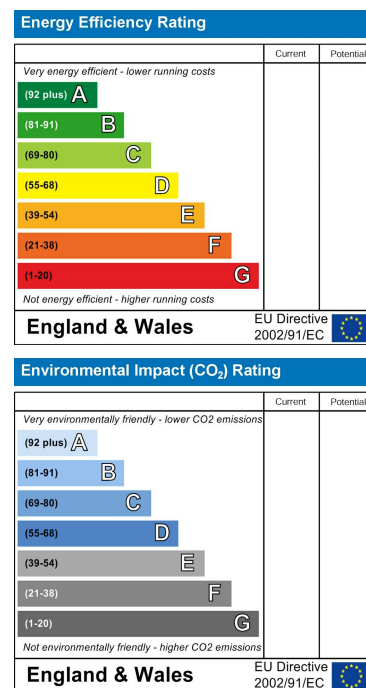
Total Floor Area : 467 sq.ft. (43.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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.