

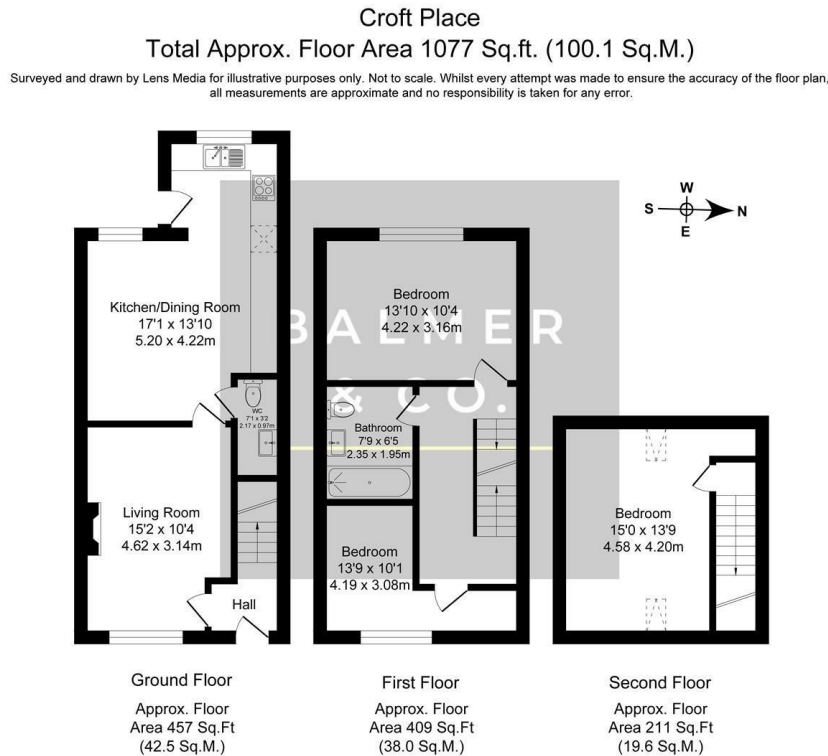
Croft Place, Tyldesley, M29 8HL  
Offers Over £200,000



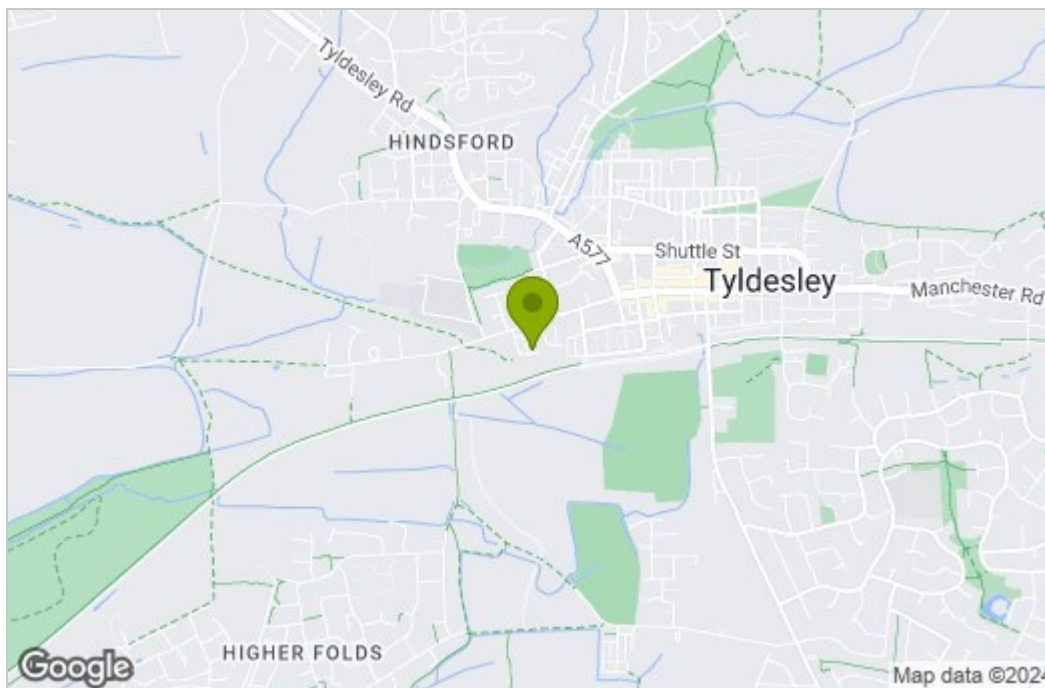


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom end-terrace house close to Tyldesley town centre. Offered with no onward chain and situated in a quiet location, this property has been extended into the loft space and is immaculately presented throughout. Comprising in brief of entrance hallway, living room with feature log burner and surround, with large open plan kitchen/dining room beyond with modern fitted units and appliances, with W.C, completing the ground floor. To the first floor is a large master bedroom, second double bedroom, three piece family bathroom, with a fixed staircase leading to a fully converted loft space into a third large bedroom. Outside the property is pavement fronted, whilst to the rear there is a fully enclosed, West-facing yard. Early viewings highly recommended, all enquiries welcome.

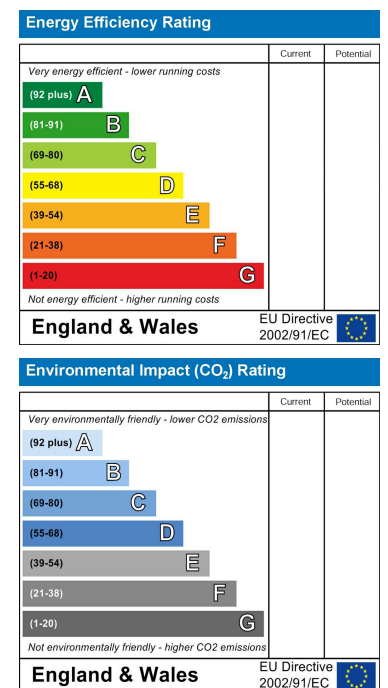
## Floor Plan



## 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.