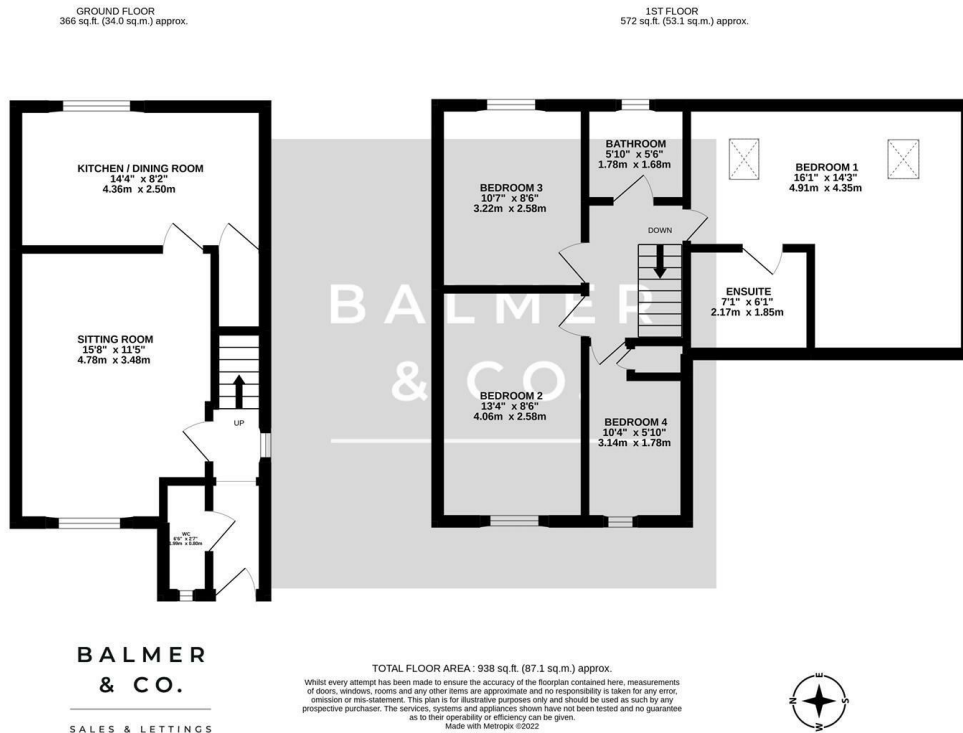


Well Street, Tyldesley, M29 8HN  
Offers Over £230,000

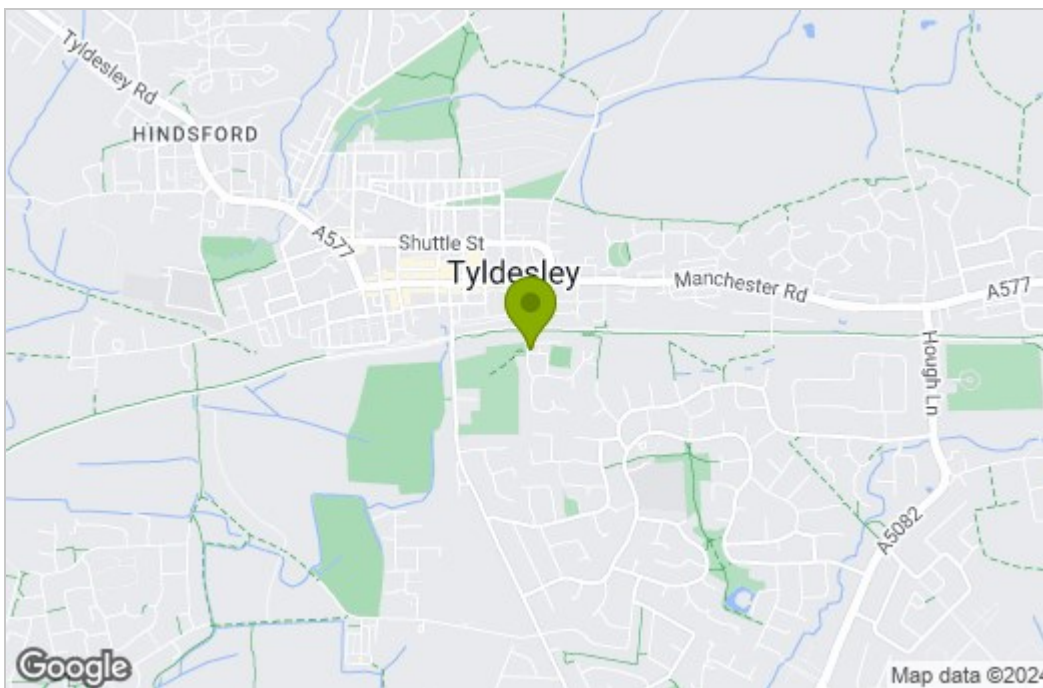


BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom semi-detached property in Tyldesley, situated within close proximity of the town centre. Comprising in brief of entrance hallway, large living room, modern fitted kitchen/dining room, with W.C. completing the ground floor. To the first floor are three double bedrooms, the master with fitted wardrobes and ensuite shower room, a further single bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property has a low maintenance garden frontage, whilst to the rear there is a nicely presented landscaped garden with low maintenance artificial turf. There is one allocated car parking space at the rear and ample parking space around the property for a second vehicle. Early viewings highly recommended, all enquiries welcome.

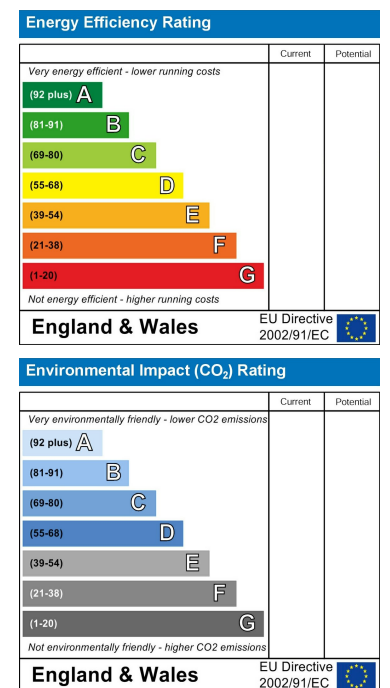
## Floor Plan



## 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.