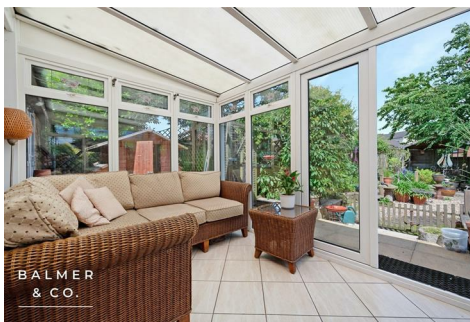


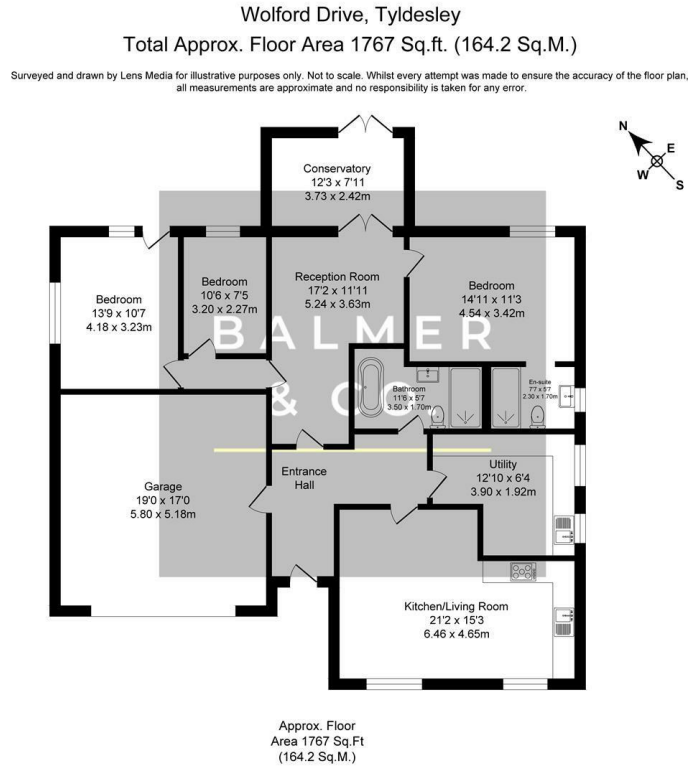
Wolford Drive, Tyldesley, M29 8WH  
£425,000



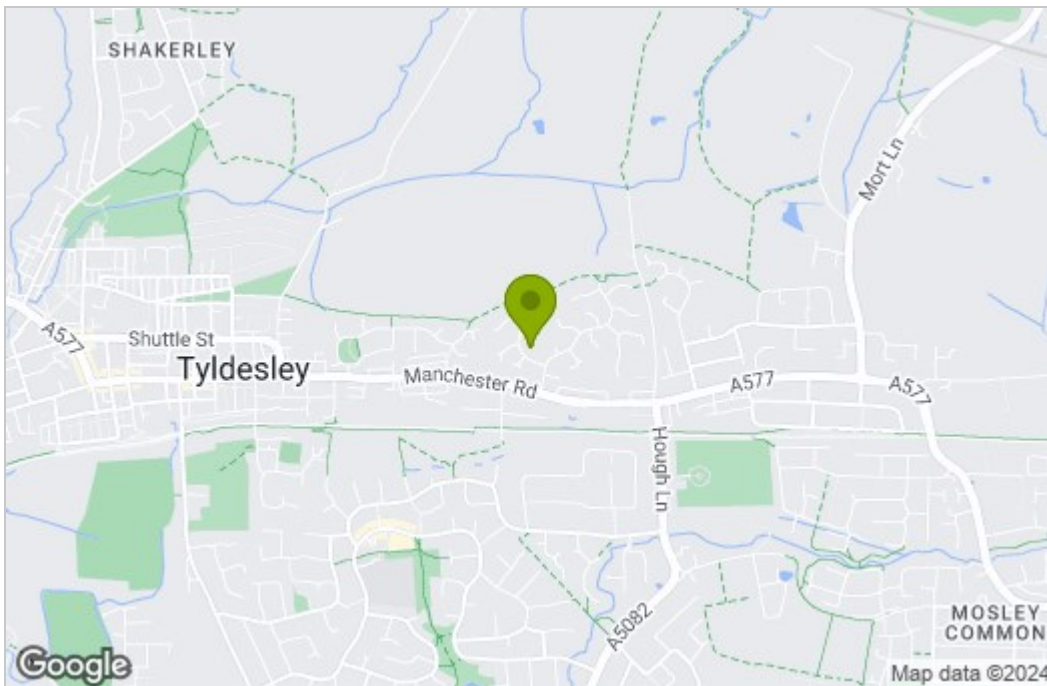


BALMER & CO are delighted to offer FOR SALE this fantastic three bedroom detached bungalow in a highly sought after residential area on the outskirts of Tyldesley. Offering excellent living accommodation, this property occupies a generous plot and is also extended to the rear. Comprising in brief of entrance hallway, large open plan kitchen/dining/living room with a stunning feature wood burning stove, separate large utility room, large master bedroom with ensuite shower room and fitted wardrobes, second double bedroom with fitted wardrobes, third single bedroom, large four piece family bathroom with roll top bath, second sitting room, conservatory extension to the rear, with an integral garage completing the accommodation on offer. Outside the property occupies a generous plot with a large garden to the front and side, with a long driveway and double integral garage providing ample off-road parking, whilst to the rear there is a fully enclosed, private garden overlooking Tyldesley Tennis Club beyond. Early viewings highly recommended, all enquiries welcome.

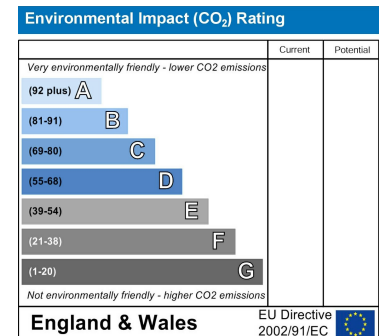
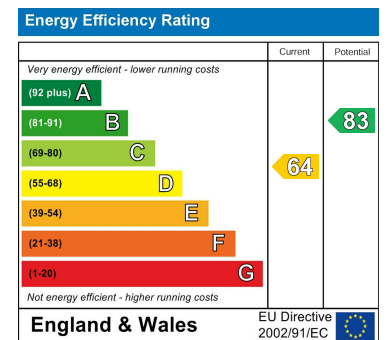
## Floor Plan



## 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.