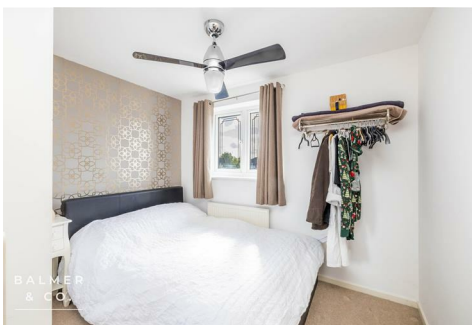
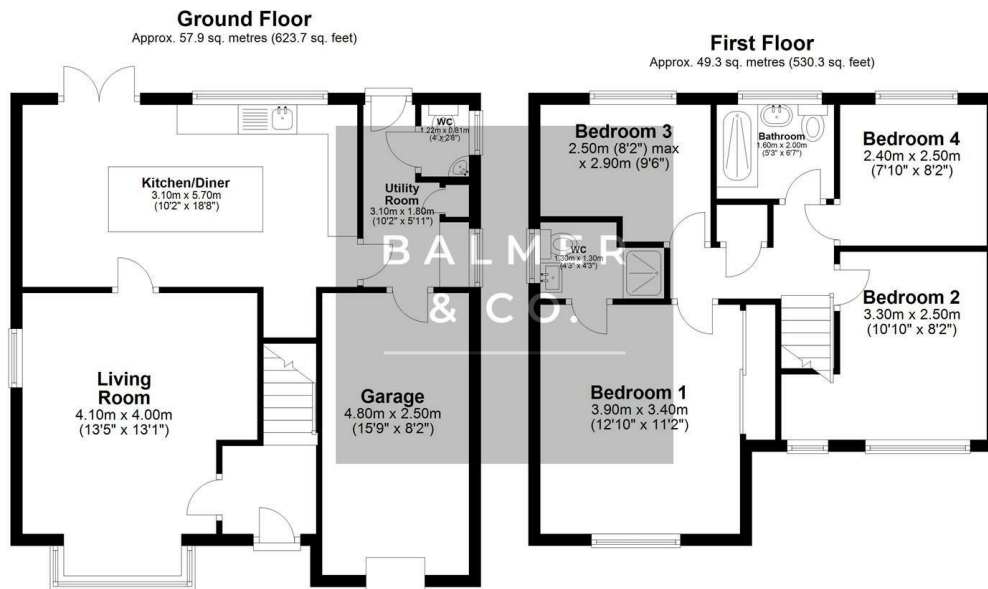


Kirkfell Drive, Tyldesley, M29 7GB
Offers Over £375,000



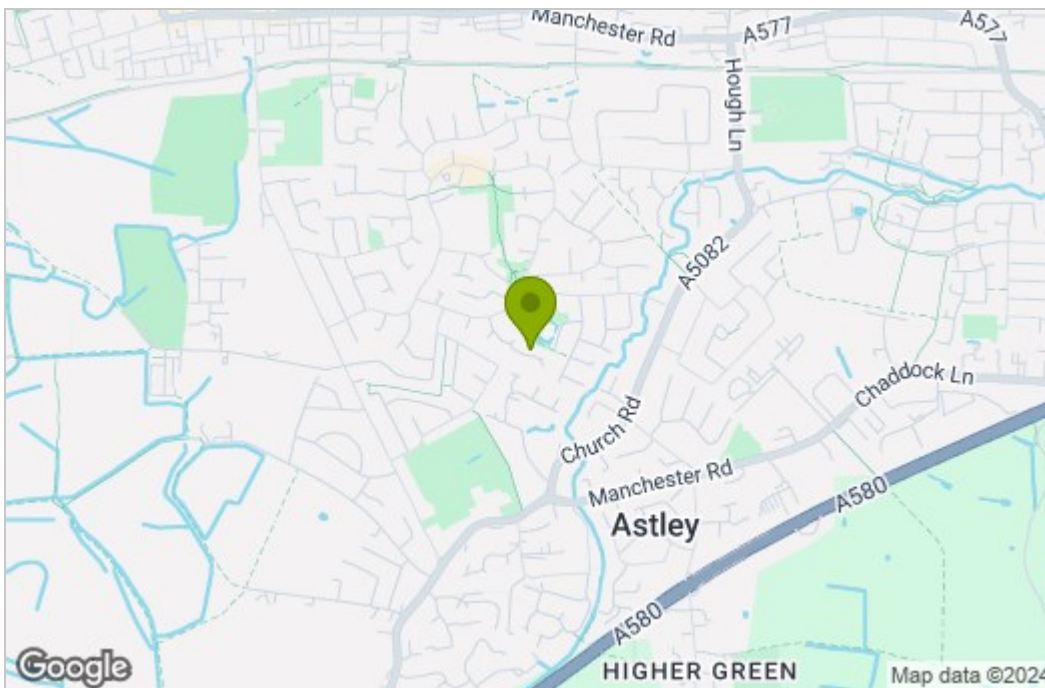
BALMER & CO are delighted to offer FOR SALE this fantastic four bedroom detached house situated in a popular and well regarded residential location in Astley. Close to local shops, schools and amenities, this property is very nicely presented to the market and is also offered with no onward chain. Comprising in brief of entrance hallway, large bay fronted living room with feature log burning stove, modern fitted kitchen/dining room with central island and French doors leading to the rear garden, separate utility room, with W.C. completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, two further double bedrooms, fourth single bedroom with fitted wardrobes, with a three piece shower room completing the accommodation on offer. Externally the property occupies a generous corner plot with a garden frontage and double driveway leading to single garage providing off-road parking and storage. To the rear there is a fully enclosed South facing garden with patio paving and lawn areas. This property also benefits from solar panels which reduces the electricity bills on average of round 1/3 each year. Early viewings highly recommended, all enquiries welcome.

Floor Plan

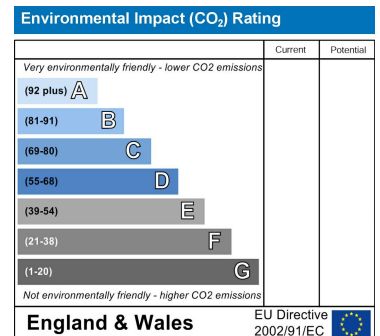
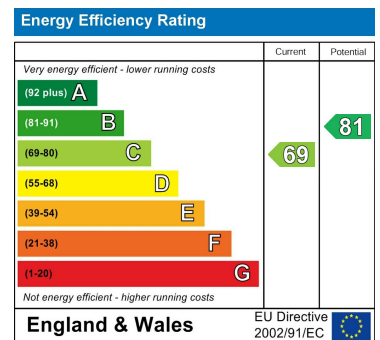


Total area: approx. 107.2 sq. metres (1154.0 sq. feet)

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.