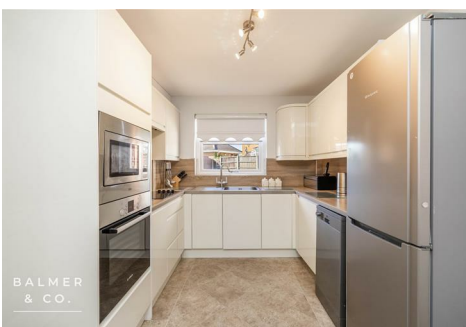


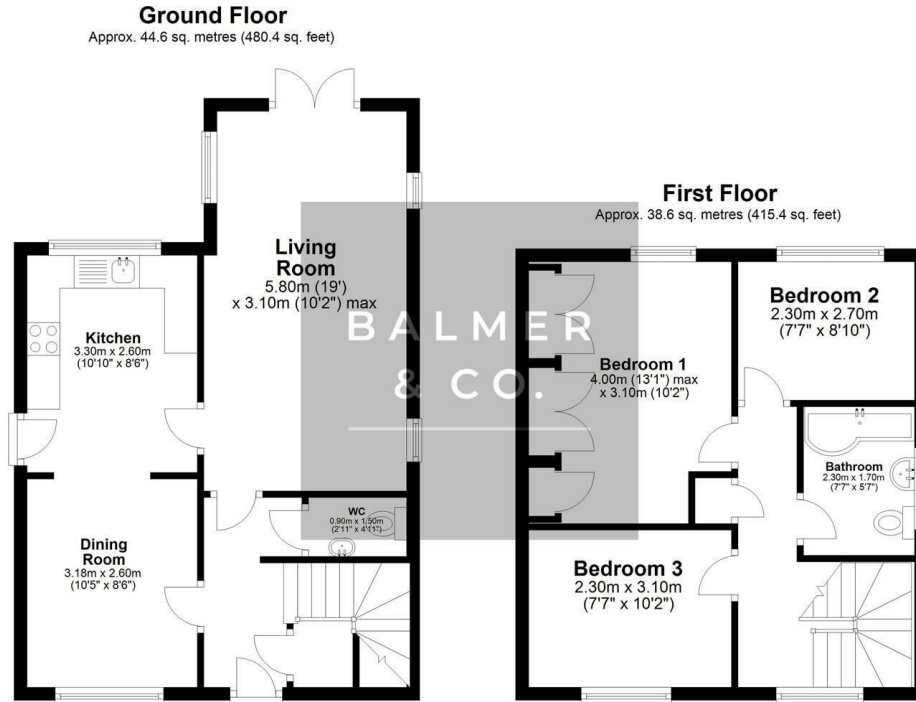
Tayton Close, Tyldesley, M29 8XD  
Offers Over £300,000





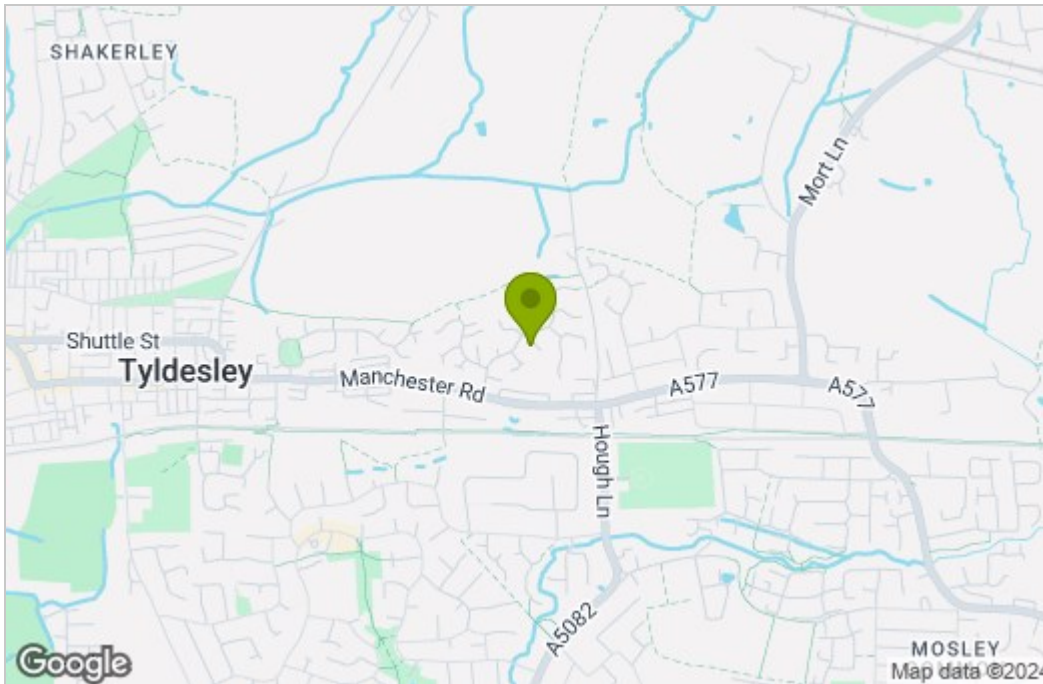
BALMER & CO are delighted too offer FOR SALE this fantastic three bedroom detached house situated on a popular residential development in Tyldesley. Very nicely presented throughout and well maintained by its current owners, this property offers excellent family living accommodation and is situated in a cul-de-sac position. Comprising in brief of entrance hallway, extended living/dining room with feature gas fireplace and French doors leading to the rear garden, modern fitted kitchen with integrated appliances, separate dining room which could also be converted into a fourth bedrooms, with W.C, completing the ground floor. To the first floor is a large master bedroom with ample fitted storage and dresser, second double bedroom with fitted wardrobes, third double bedrooms/office, with a three piece family bathroom completing the accommodation on offer. Externally the property has a garden frontage with two single driveways, detached single garage with power to the side, whilst to the rear there is a fully enclosed, West-facing rear garden with patio and lawn areas. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

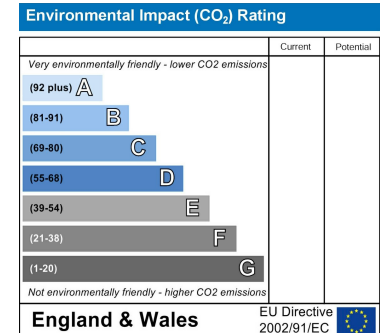
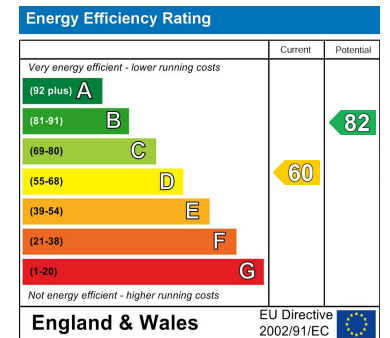


Total area: approx. 83.2 sq. metres (895.8 sq. feet)

## 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.