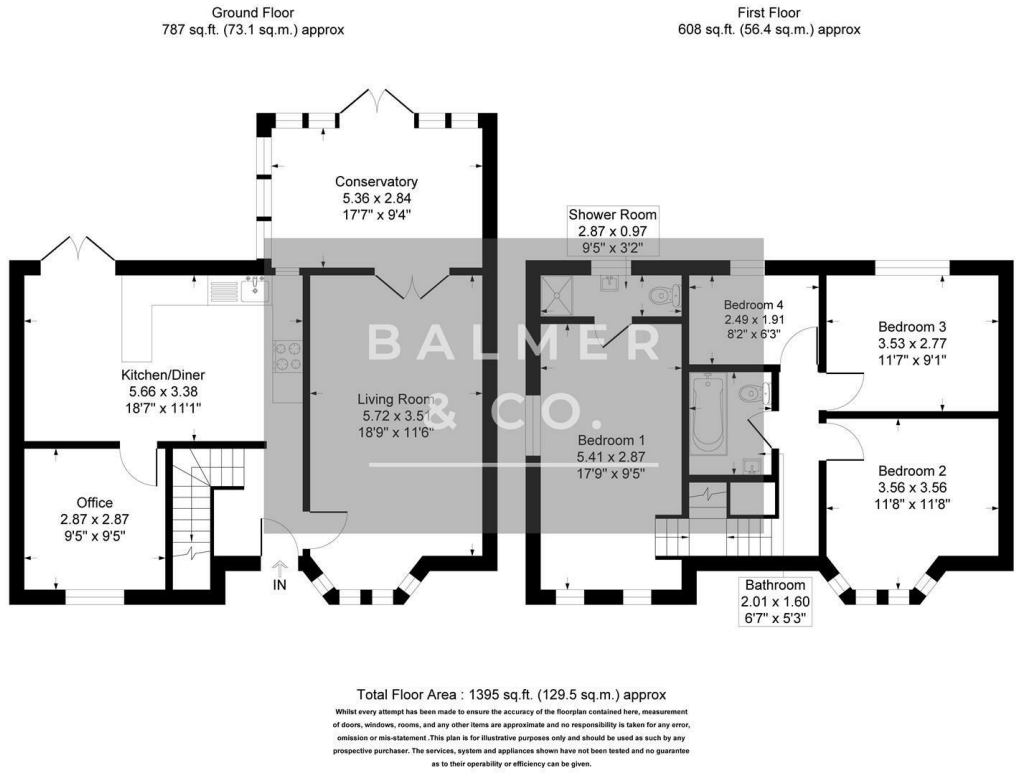


Marklands Road, Astley, M29 7NS
Offers Over £325,000

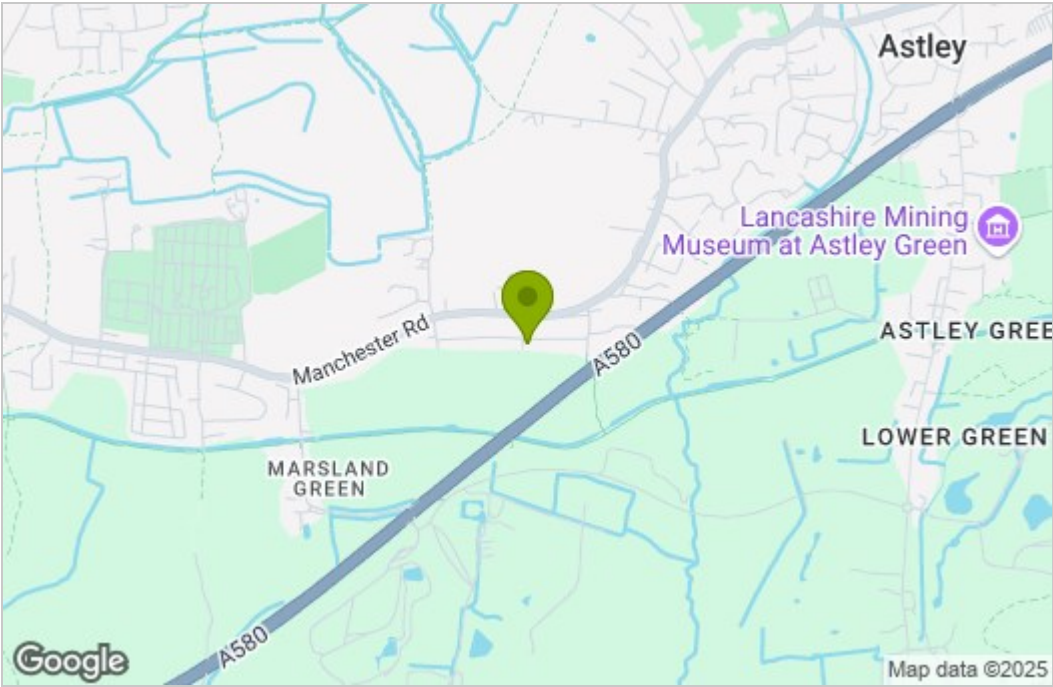


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic four bedroom semi-detached house situated in a popular and well regarded residential location in Astley. Occupying a cul-de-sac position, heavily extended and with an open aspect to the rear, this property simply must be viewed. Comprising in brief of entrance hallway, large living room with feature fireplace and surround, large orangery room with French doors leading to the rear garden, modern fitted kitchen/dining room with central breakfast bar and integrated appliances, with a further reception room/office completing the ground floor. To the first floor is a large master bedroom with ensuite shower room, two well proportioned doubled bedrooms, fourth single bedroom, with modern fitted three piece family bathroom completing the accommodation on offer. Outside the property occupies a quiet corner plot with a driveway to the front, whilst to the rear and side there is a fully private, South facing garden with an open aspect over famers fields beyond. Early viewings highly recommended, all enquiries welcome.

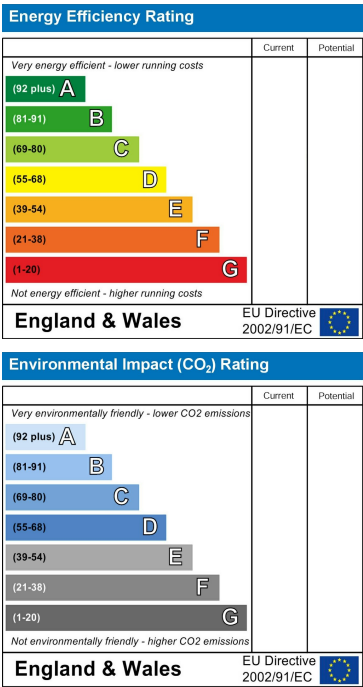
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.