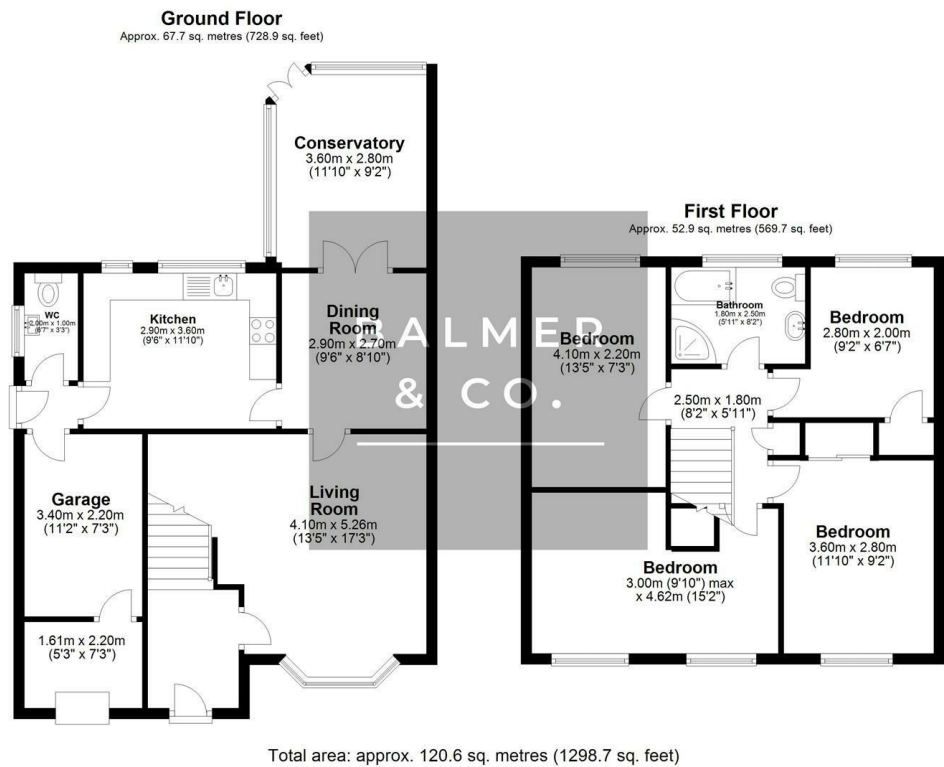


Ennerdale Road, Astley, M29 7PY
£395,000

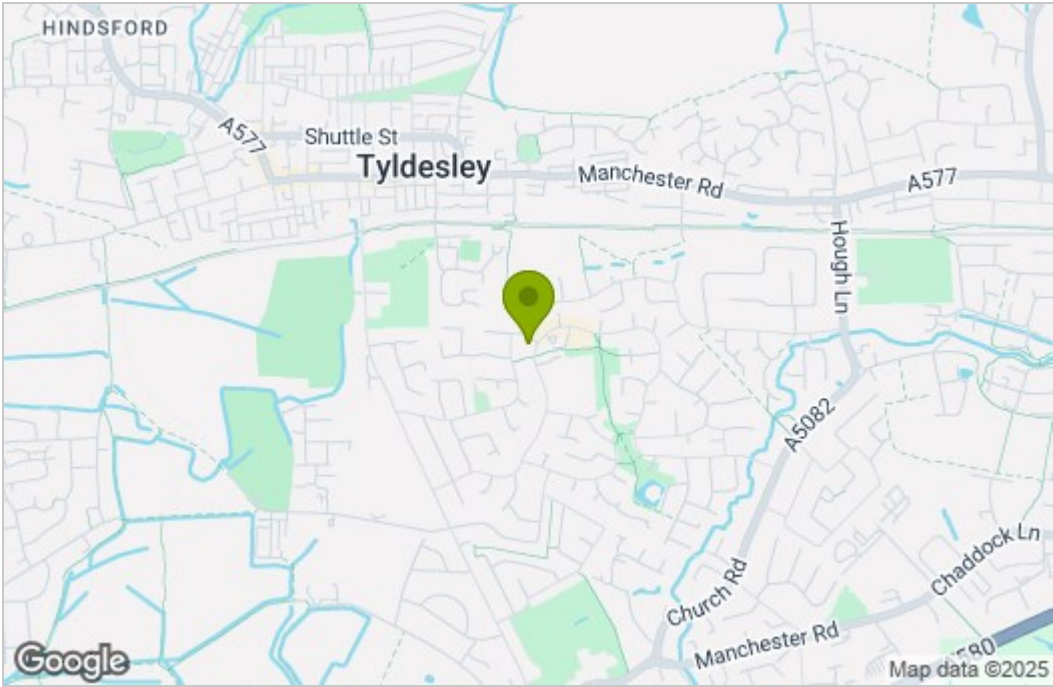


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this immaculate four bedroom detached house on the ever popular Ennerdale Road in Astley. Situated close to Tyldesley Primary school, this heavily extended family home offers excellent family living space and four double bedrooms. Comprising in brief of entrance hallway, large bay fronted living room, newly fitted kitchen with modern integrated appliances, separate dining room, conservatory with French doors leading to the rear garden, W.C, with an integral garage completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and dresser, three further double bedrooms having been extended over the garage below, with a four piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot with a large driveway to the front providing off-road parking for several vehicles, whilst to the rear there is a nicely landscaped, fully enclosed, West facing garden with patio and lawn areas. Early viewings highly recommended, all enquiries welcome.

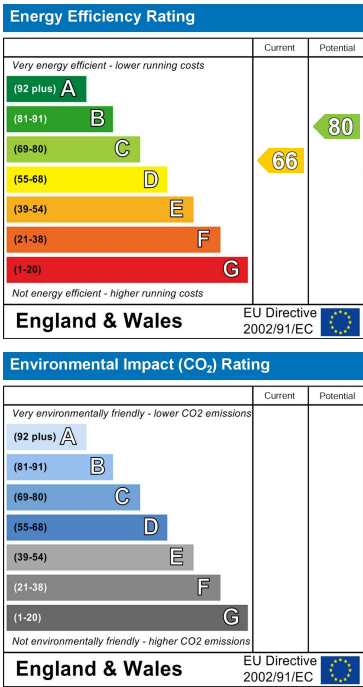
Floor Plan



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.