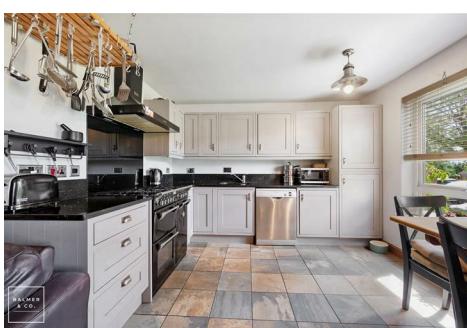


Wolford Drive, Tyldesley, M29 8WH

Offers Over £400,000



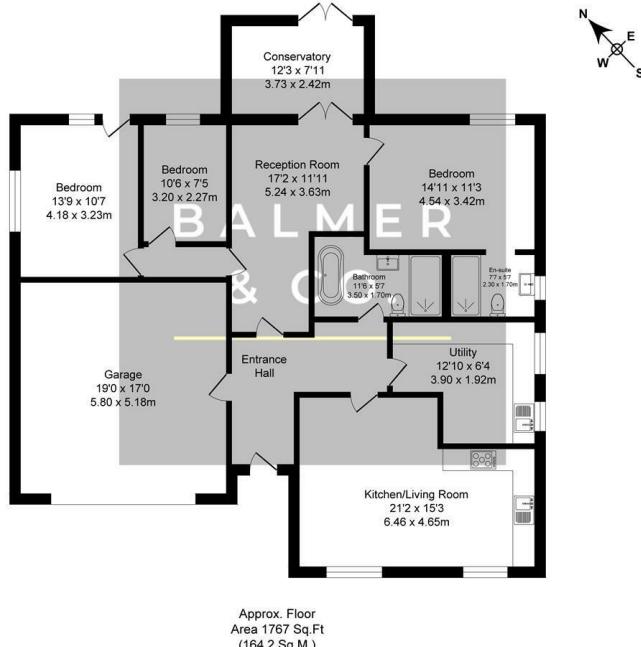
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom detached bungalow in a highly sought after residential area on the outskirts of Tyldesley. Offering excellent living accommodation, this property occupies a generous plot and is also extended to the rear. Comprising 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

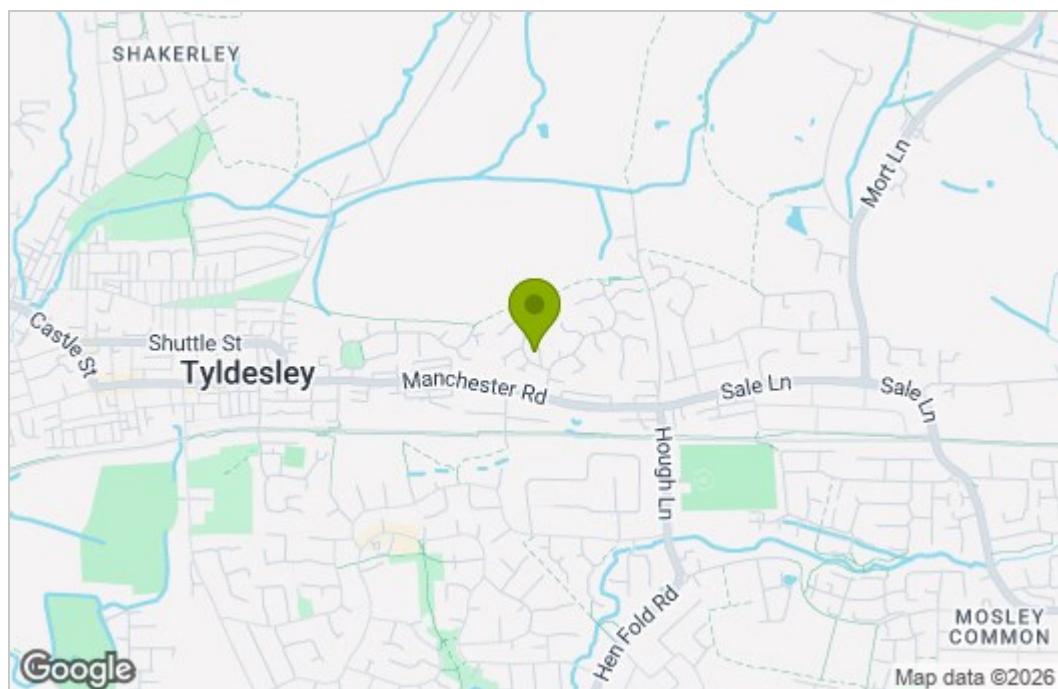
Wolford Drive, Tyldesley

Total Approx. Floor Area 1767 Sq.ft. (164.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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.