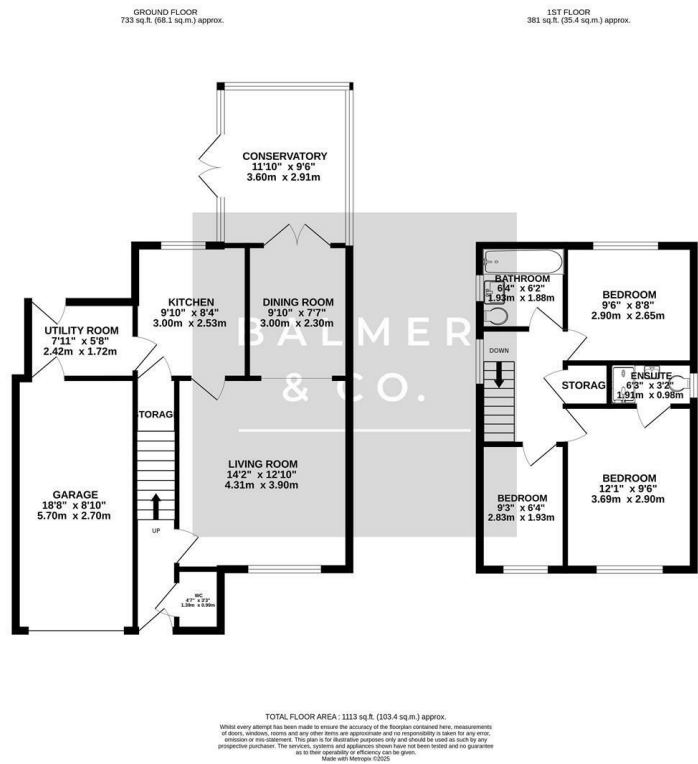


Eggar Close, Tyldesley, M29 7SJ
£325,000

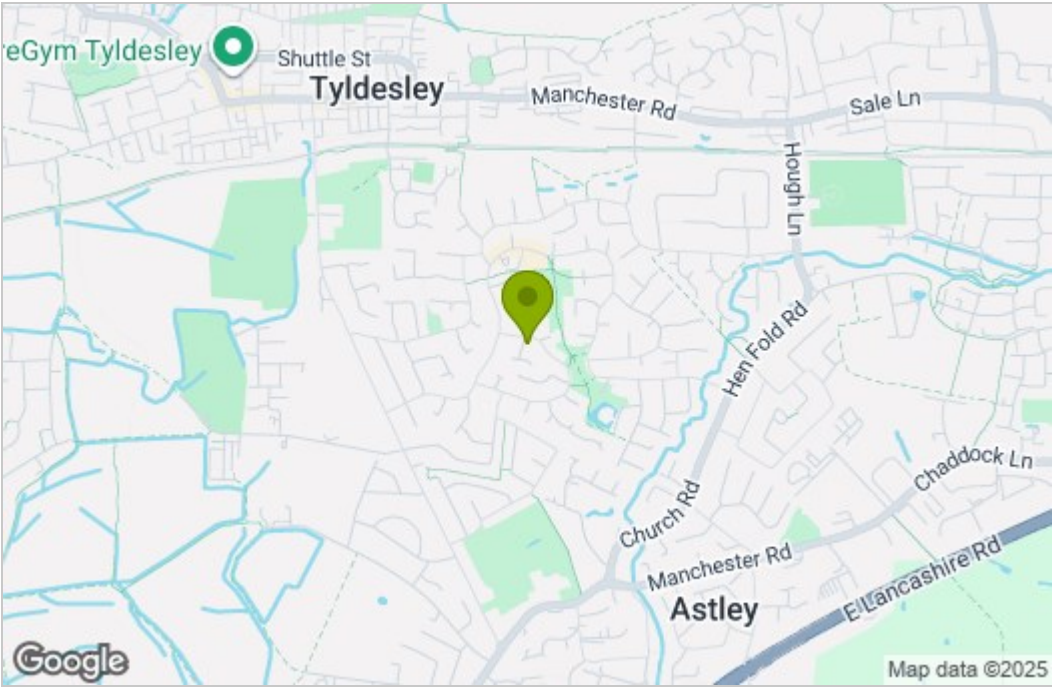


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom detached family home located on the ever popular Eggar Close in Astley. Well presented throughout and conveniently placed within walking distance of Tyldesley Primary school it would be perfect for families. The ground floor comprising in brief; entrance hall with W.C, living room, dining room, modern fitted kitchen, separate utility room and conservatory. To the first floor is a master bedroom with en-suite, a second double bedroom, a third single bedroom and a three piece family bathroom suite. Externally the property has driveway parking with an attached single garage whilst to the rear there is a large, fully enclosed. Early viewings highly recommended, all enquiries welcome.

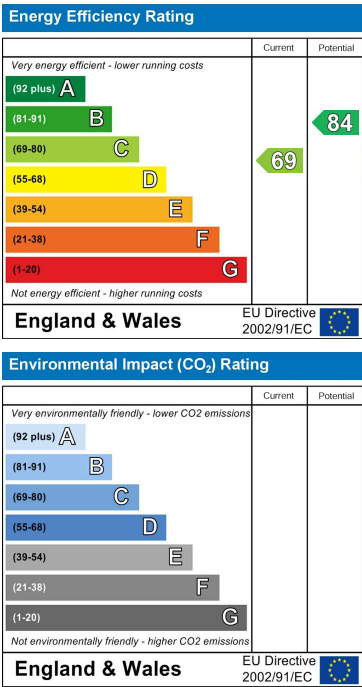
Floor Plan



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.