

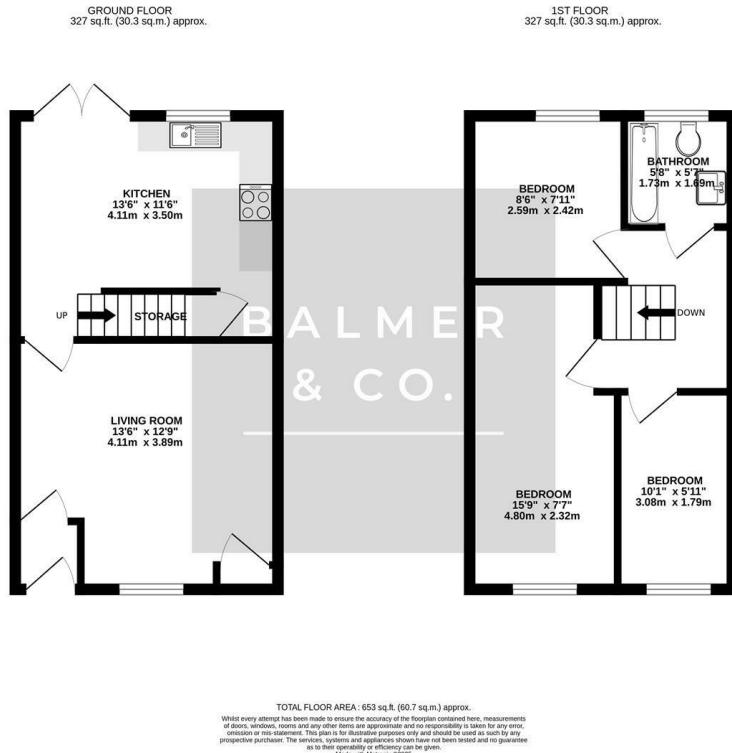
Morris Street, Tyldesley, M29 8EB

£150,000

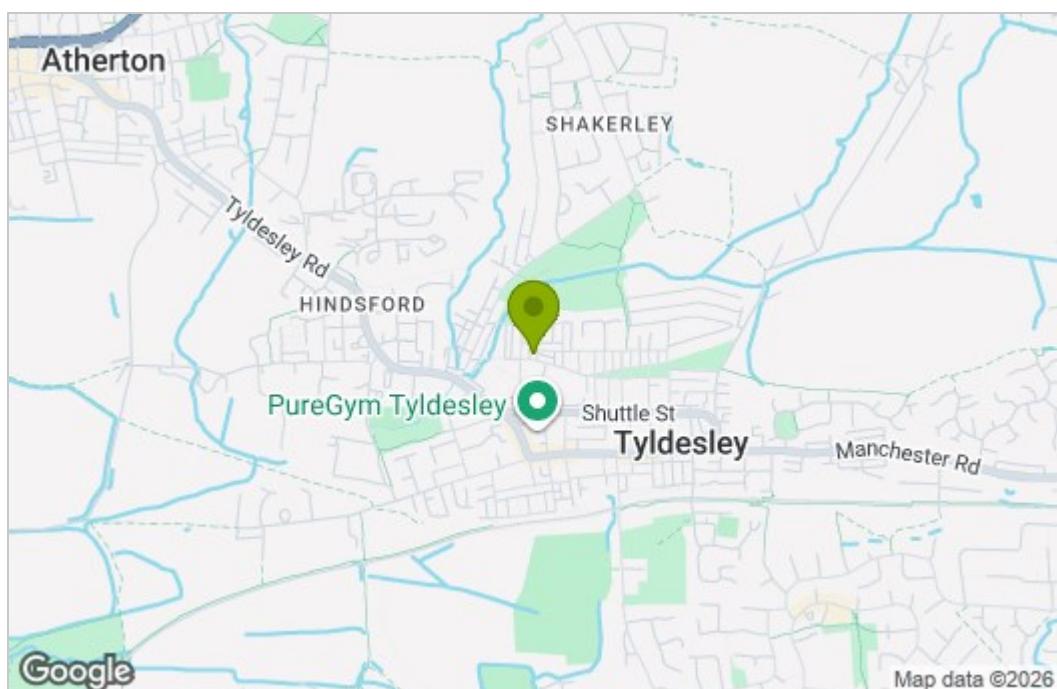


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom mid terraced property located on Morris Street, a quiet residential location in Tyldesley. Well presented throughout and conveniently placed within walking distance of the town centre it would be perfect for first time buyers or those looking to downsize. The ground floor comprising in brief; entrance vestibule, living room and a modern fitted kitchen/diner with patio doors to the rear garden. To the first floor are three bedrooms, two doubles and one single, with a three piece bathroom suite completing the internal accommodation. Externally, the property is pavement fronted where you can find on street parking whilst to the rear there is a good sized, low maintenance garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.