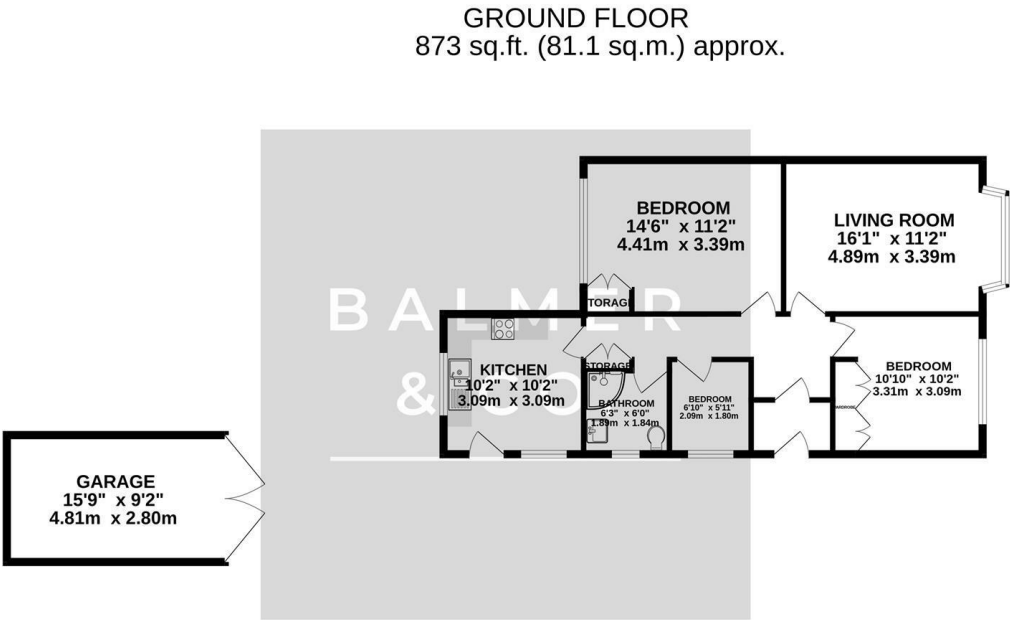


Laburnum Grove, Tyldesley, M29 8PL
£250,000



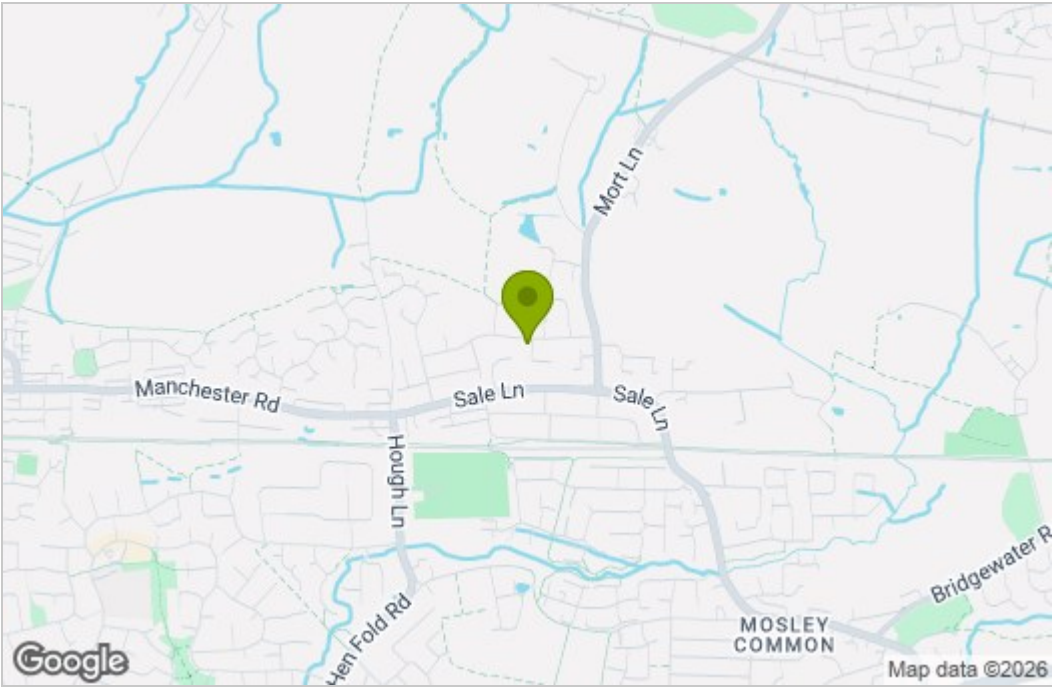
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom semi detached true bungalow located on Laburnum Grove, a quiet and well regarded location in Tyldesley. Well maintained throughout and ideally offered for sale with NO ONWARD chain, it would be perfect for those looking for single floor living with room to add their own stamp. Comprising in brief; entrance hallway, living room, fitted kitchen/dining room, master bedroom with fitted wardrobes, second double bedroom, a single bedroom and a three piece shower room. Externally, it occupies a generous plot with a garden frontage and ample off road parking leading to a car port with electric shutter. To the rear is a good sized enclosed, low maintenance garden as well as a detached garage. Early viewings highly recommended, all enquiries welcome.

Floor Plan

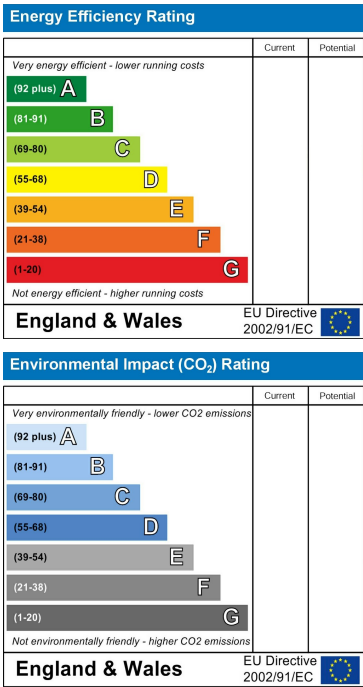


TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.