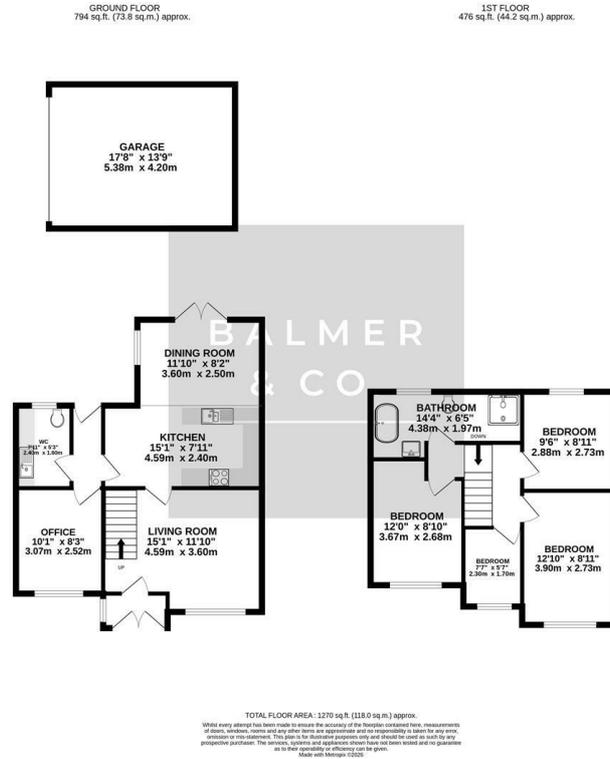


Higher Green Lane, Tyldesley, M29 7HQ  
Offers Over £350,000



BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic four bedroom semi-detached home on the ever popular Higher Green Lane in Astley. Well presented throughout, with an extension to the side as well as the rear, it offers versatile living space and would make a perfect family home. The ground floor comprising in brief; entrance porch, living room with multi fuel burner, modern open plan kitchen/dining room, separate utility room with wc and a second sitting room/office, currently used as a craft room. A split staircase takes you to the first floor where you'll find three double bedrooms, a single bedroom and a large four piece family bathroom suite. Externally there is a large driveway to the front providing ample off-road parking, whilst to the rear there is a fully enclosed garden with a detached double garage. The property is also ideally located close to the East Lancashire Road offering excellent transport/commuter links. Early viewings highly recommended, all enquiries welcome.

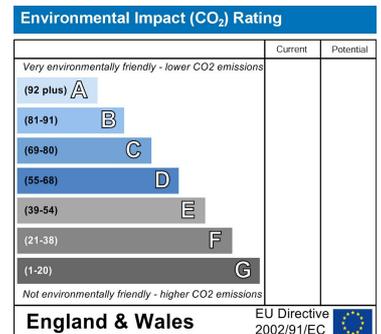
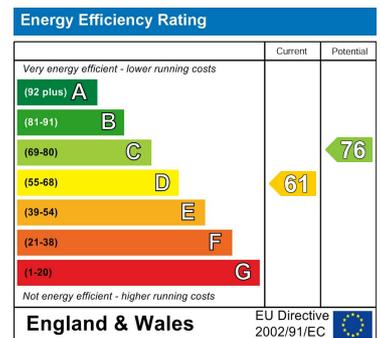
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.