



25 Ennerdale Road, Astley, Tyldesley, M29 7AR

Offers over £300,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom link detached property positioned within a very sought after location. This beautiful home offers generous accommodation together with lovely gardens, ample parking and a garage. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance porch and hallway which leads into the well proportioned sitting room. An open arch from the sitting room leads into a separate dining room with a modern kitchen sitting just off it. French doors from the dining room open into a lovely conservatory which leads into the gardens. To the first floor are three genres bedrooms and a modern shower room. Outside, the fort gardens are open plan and provide off road parking in front of a garage. The enclosed rear gardens are well presented, have been designed to be low maintenance and provide generous outdoor space.



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		
	64	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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