

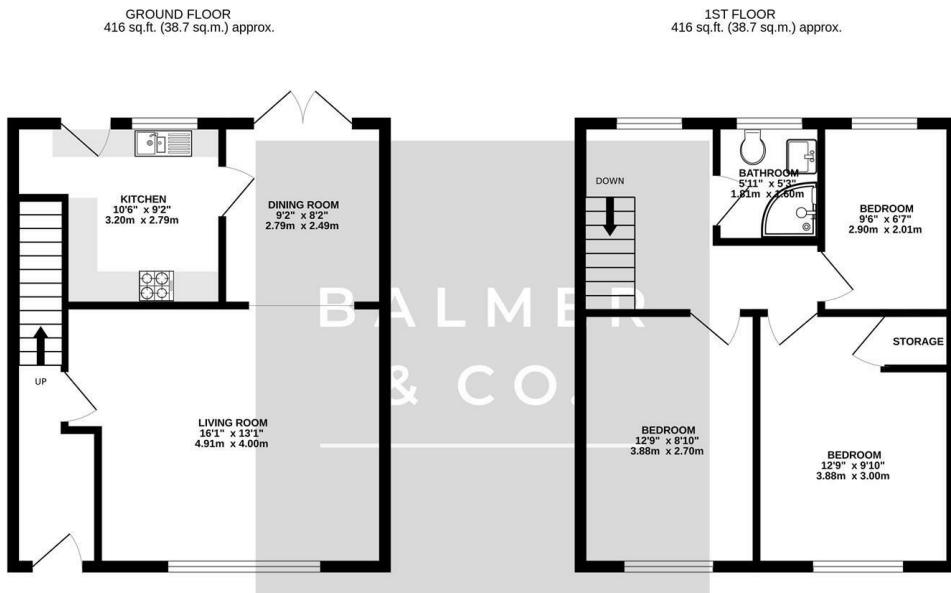
Chester Road, Tyldesley, M29 8PT

£240,000



BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom semi detached property, located on Chester Road in Tyldesley. Offering spacious accommodation on a fantastic plot it is also conveniently placed for easy access to a range of amenities including shops, schools and transport links. The ground floor comprising in brief; entrance hall, living room with fireplace, separate dining area with patio doors and a kitchen. To the first floor are three bedrooms and a three piece shower room. Externally, there gardens to the front, side and rear of the property plus ample off road parking. Early viewings highly recommended, all enquiries welcome.

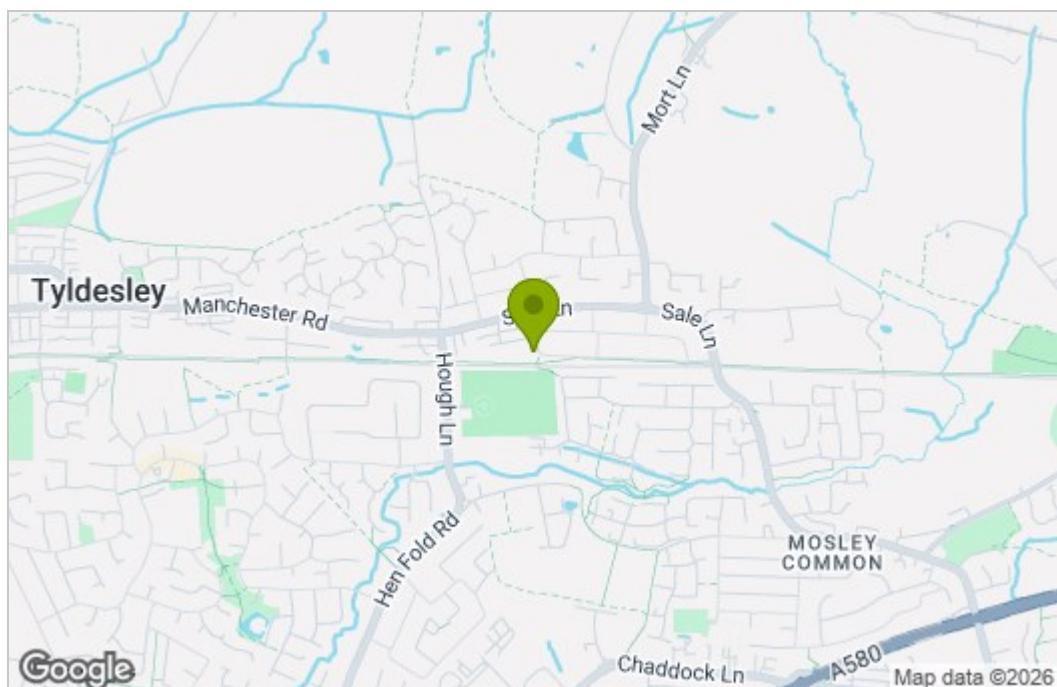
## Floor Plan



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. These dimensions and descriptions are for general guidance only and must not 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		66
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.