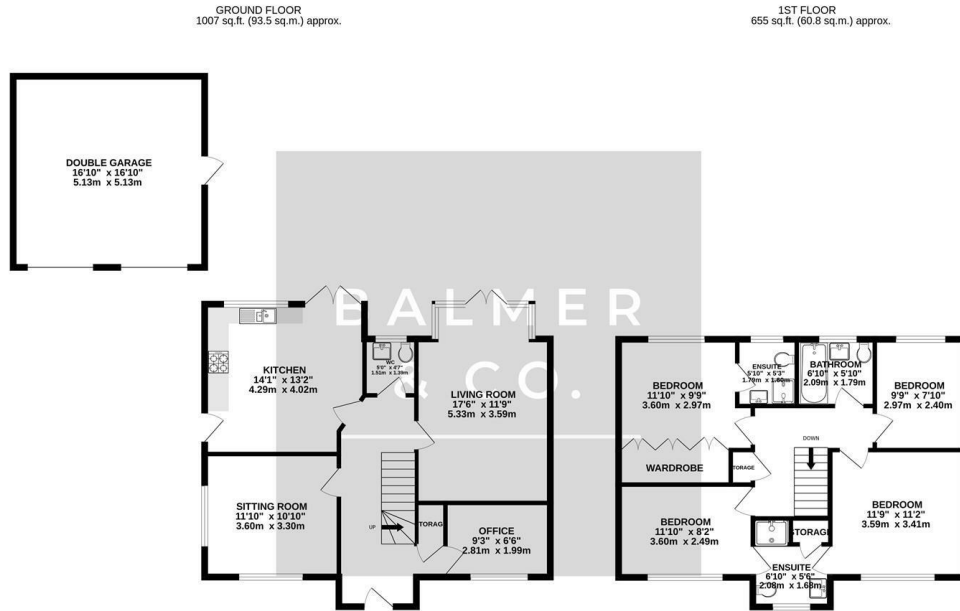


New Lester Close, Tyldesley, M29 8TH
O.I.R.O £440,000



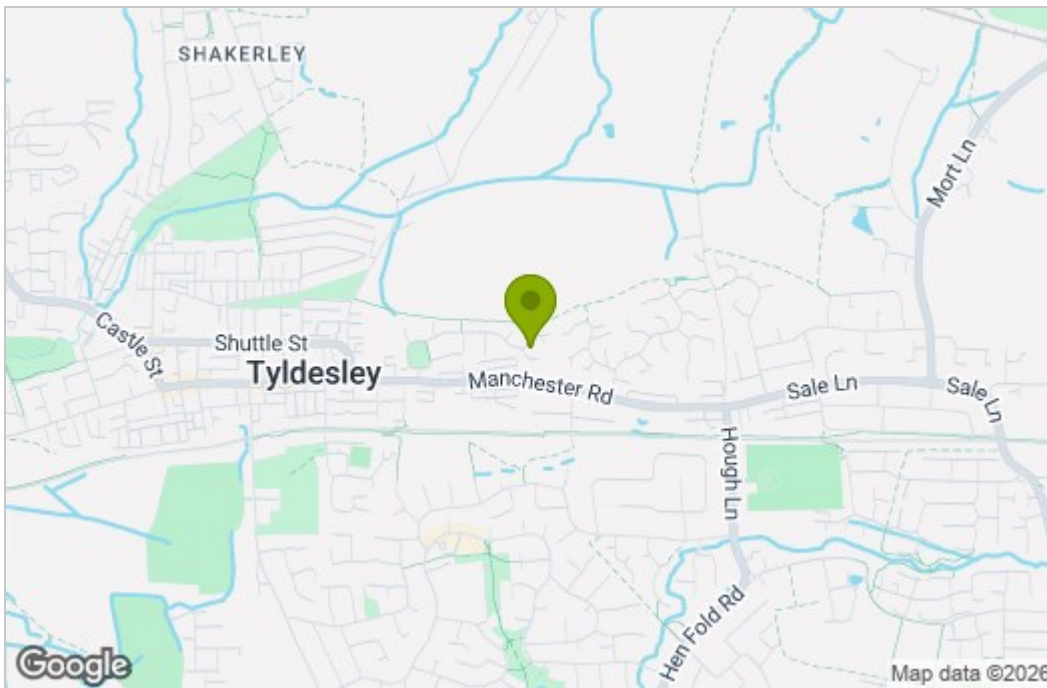
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this modern four bedroom detached home located on New Lester Close, a popular residential location in Tyldesley. Offering larger than average accommodation, including three double bedrooms and three bathrooms, it would be perfect for families looking for their forever home. The ground floor comprising in brief; entrance hallway with w.c, living room with patio doors to the rear garden, second reception room, office and a fitted kitchen/dining room with integrated appliances. To the first floor you'll find four well proportioned bedrooms, the master with an en-suite whilst two share a Jack & Jill shower room. A three piece bathroom suite completes the internal accommodation. Externally, the property has a large garden to the front with driveway parking and a detached double garage to the side. To the rear is a private, enclosed lawned garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

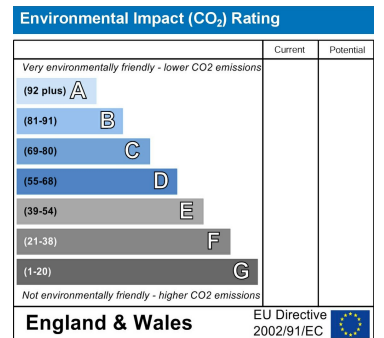
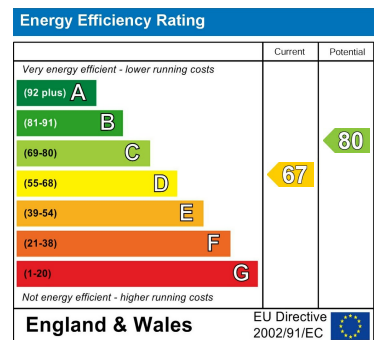


TOTAL FLOOR AREA: 1662 sq.ft. (154.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.