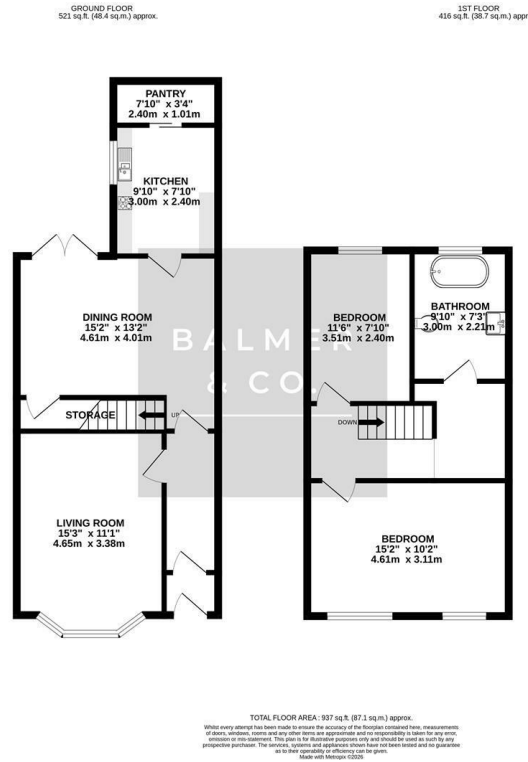


Crawford Avenue, Tyldesley, M29 8LS
£190,000

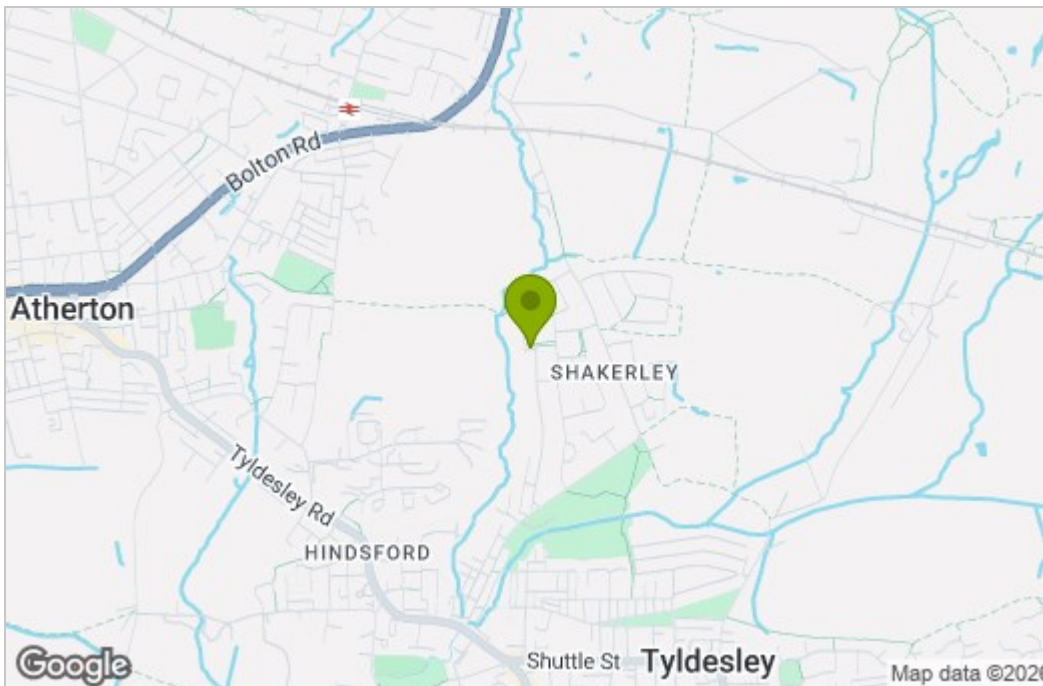


BALMER & CO in TYLDESLEY are delighted to offer for sale this spacious, two bedroom semi detached property located on Crawford Avenue in Tyldesley. Having undergone some major works during its current ownership including a full rewire, new central heating system, damp proof course and a new roof, it has also had new upvc windows throughout, which have retained the original stained glass to the front. With an abundance of original features it would be perfect for those looking for a sizeable home with character. Entrance to the property reveals a hallway which provides access to two reception rooms, the front is bay fronted with a multi fuel burner and the rear has patio doors out the the rear yard. A newly fitted kitchen and separate pantry complete the ground floor. A staircase takes you to the first floor where you'll find two double bedrooms, one currently used as an office, and a three piece bathroom suite. Externally, there is a small garden to the front with access to the rear of the property where you'll find a good sized South/West facing yard with Indian Stone paving and a large shed. Early viewings highly recommended, all enquiries welcome.

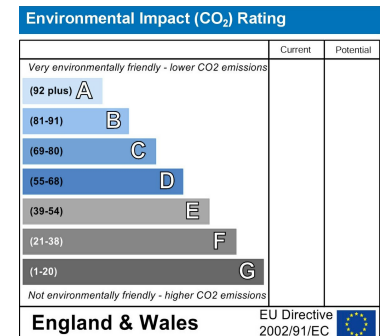
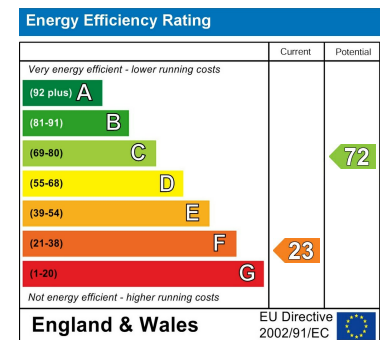
Floor Plan



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.