




## 5 Wardley Road, Tyldesley, M29 8PU

### Offers over £180,000

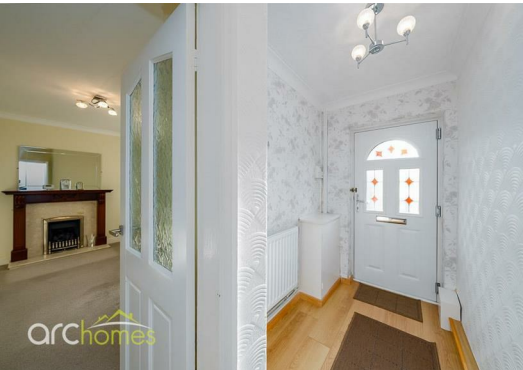
ARC HOMES are delighted to offer FOR SALE - WITH NO ONWARD CHAIN this excellent three bedroom mews property positioned within a very sought after location close to the guided busway. This lovely home would suit a range of buyers and early viewing is highly advised. Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits a modern refitted kitchen dining room with an inner hallway leading to a handy downstairs cloakroom. To the first floor are three generous bedrooms and a modern shower room. Outside, the front gardens are enclosed and laid to lawn. The enclosed rear gardens are low maintenance and provide generous outdoor space.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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