



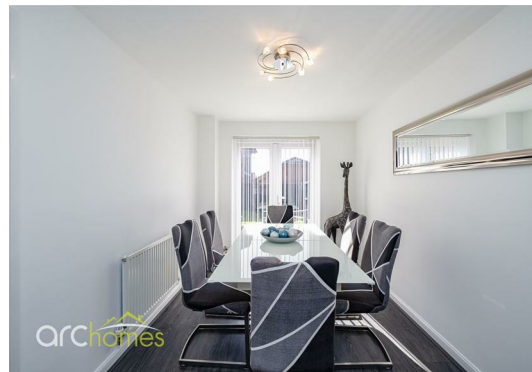
16 Cotton Close, Tyldesley, M29 8FB Offers over £365,000

ARC HOMES are delighted to offer FOR SALE this fantastic, beautifully presented modern four bedroom detached property positioned within a sought after quiet cul de sac location. This beautiful home is flawlessly presented and boasts generous family accommodation together with lovely enclosed gardens, ample off road parking and garage. Entry is via an entrance hallway which leads into a spacious sitting room. To the rear sits a separate dining room with bench doors opening into the rear gardens. The excellent modern kitchen benefits from a separate utility room with a handy downstairs cloakroom completing the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom is complete with en suite shower room. Outside, this property is positioned within a quiet spot with the front gardens providing off road parking in front of the garage. The enclosed rear gardens are laid to lawn and provide genres 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		
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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