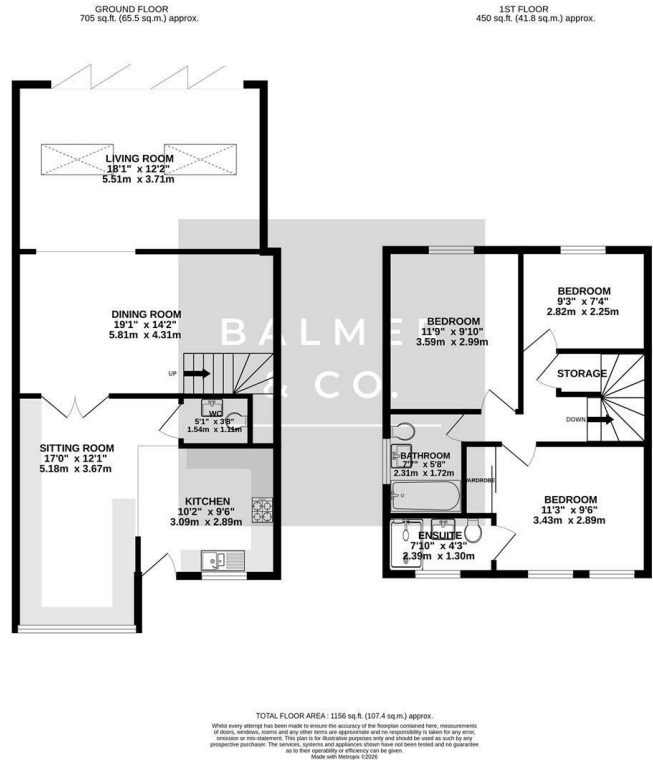


Thorncroft Avenue, Tyldesley, M29 7TG  
Offers Over £350,000

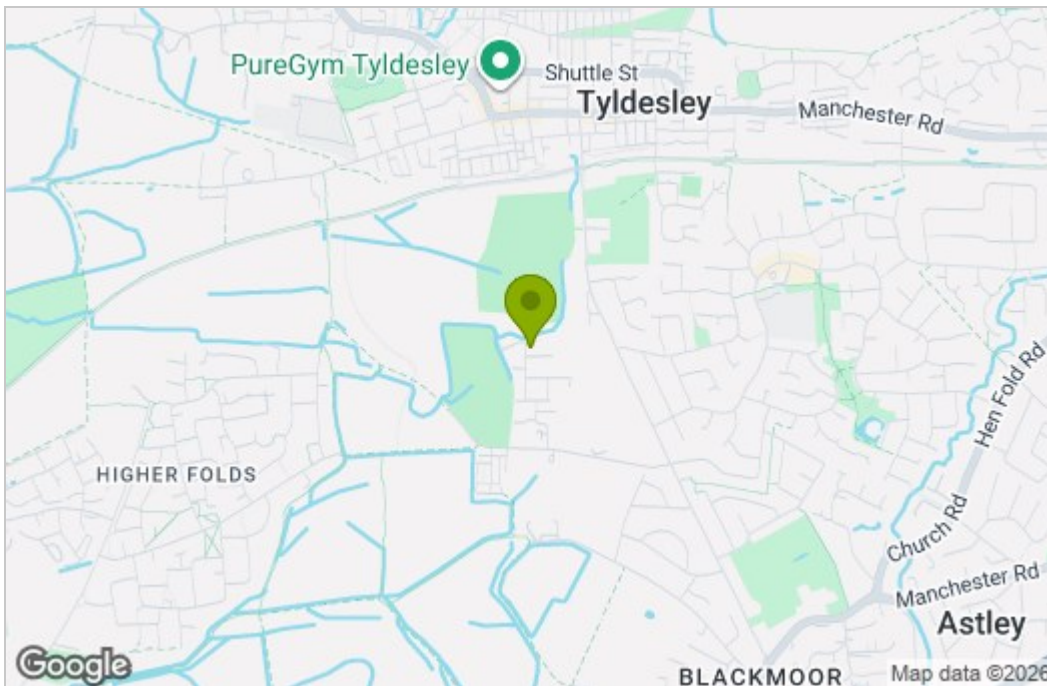


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this stunning three bedroom detached home, located on the ever popular Thorncroft Avenue in Astley. Immaculately presented throughout with an extension to the ground floor it offers excellent family living accommodation and is ideally offered for sale with NO ONWARD CHAIN. The ground floor comprising in brief; large fitted kitchen with central island and integrated appliances, downstairs w.c, dining room and a spacious living room with vaulted ceiling and bi-fold doors leading out to the rear garden. To the first floor is a master bedroom with fitted wardrobes and en-suite shower room, two further double bedrooms and a modern three piece family bathroom suite. Externally the property has a garden frontage with driveway parking with a fully enclosed, low maintenance garden to the rear. Early viewings highly recommended, all enquiries welcome.

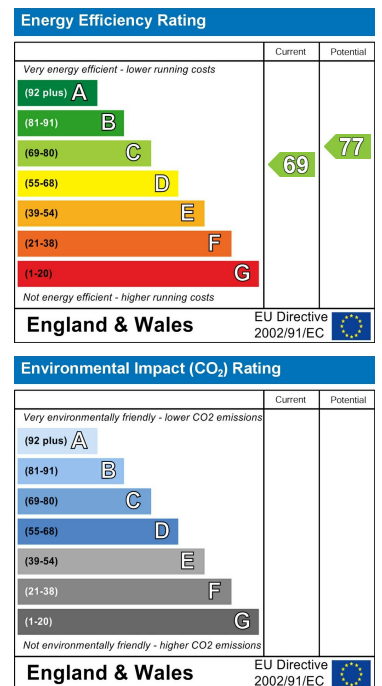
## Floor Plan



## 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.