



## 8 Pear Tree Grove

Tyldesley, Manchester, M29 8PD

Asking price £210,000

JonesPottsTaylor are pleased to present FOR SALE this three bedroom corner plot semi-detached property, a potential investment opportunity. Situated in a popular residential location in Tyldesley, central to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, living room, dining room and kitchen to the ground floor. To the first floor are two double bedrooms, a single bedroom and a further family bathroom with three piece suite. To the rear is a paved area, with access to a detached garage, whilst to the front and side is a low maintenance garden. Viewings for this property are highly recommended.

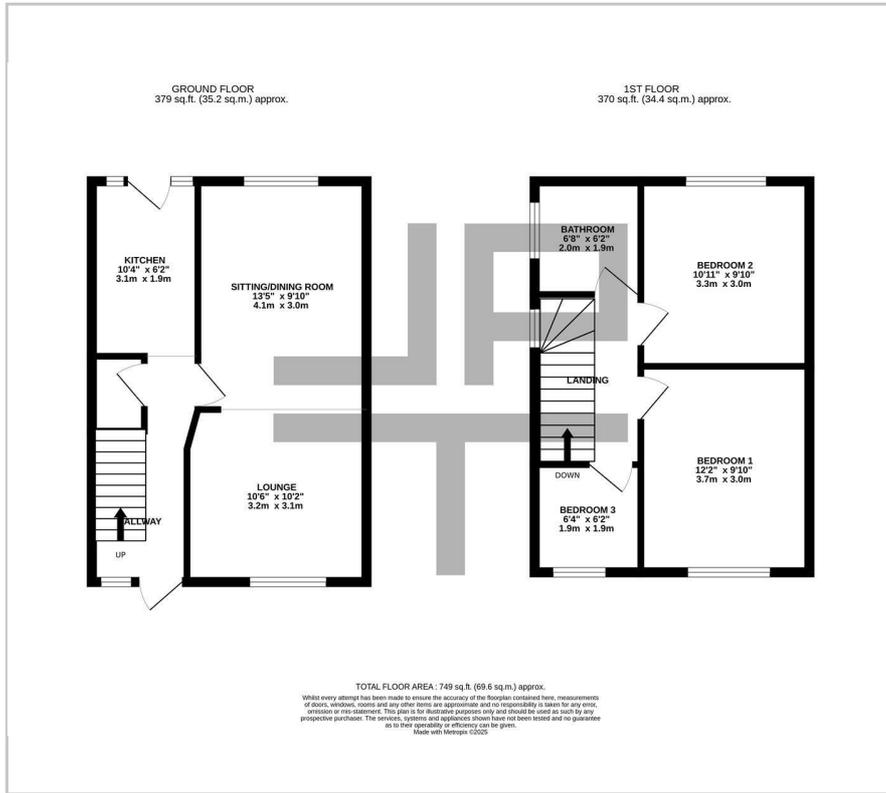
- No Onward Chain
- Popular Location
- Corner Plot
- Three Bedrooms
- Detached Garage
- Viewing Advised

### Viewing

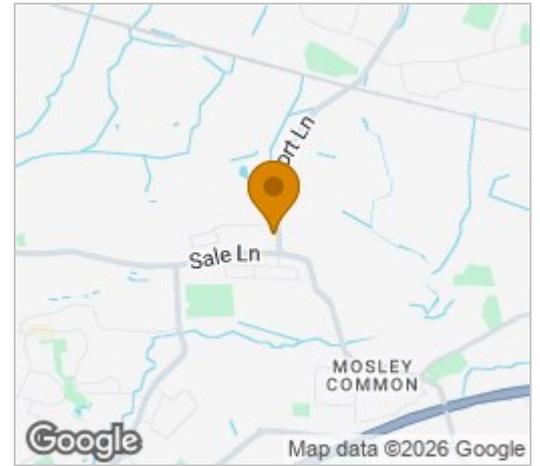
Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



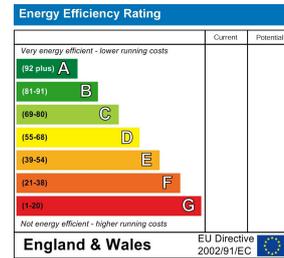
# Floor Plan



# 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.