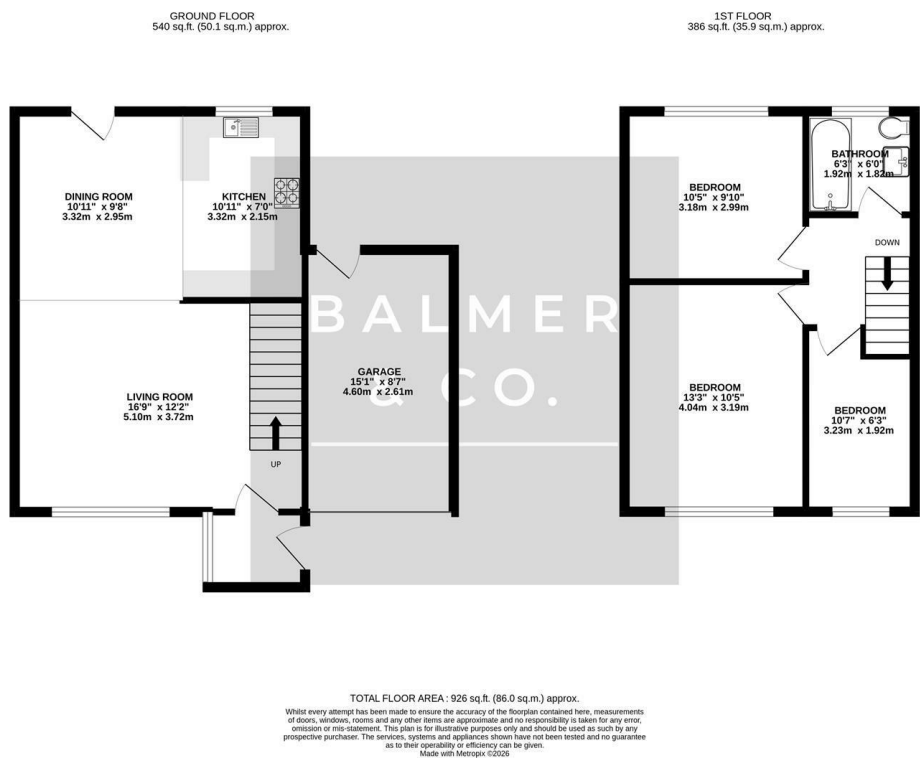


Caldwell Avenue, Tyldesley, M29 7SA  
Offers Over £210,000



BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom semi detached property located on Caldwell Close, a popular residential area in Astley. Well presented throughout and conveniently placed for access to local schools, shops and excellent transport links it would be great for first time buyers or young families. The ground floor comprising in brief; entrance porch, open plan living/dining room and a modern fitted kitchen with integrated fridge and freezer. To the first floor are two well proportioned double bedrooms, a single bedroom and three piece family bathroom suite. Externally, the property has a large driveway to the front leading to a car port with a garage door whilst to the the rear, there is a good size, low maintenance garden. Early viewings highly recommended, all enquiries welcome.

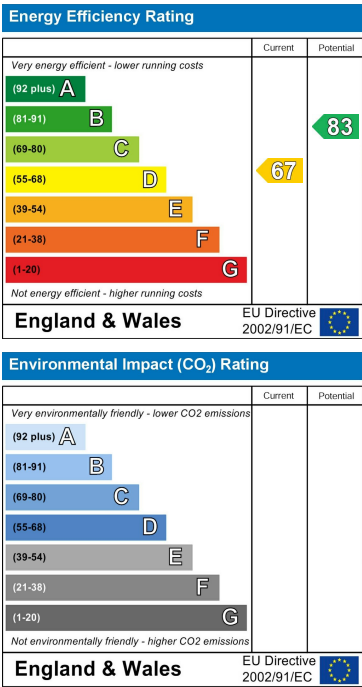
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.