



JONES POTTS TAYLOR



35 Crawford Avenue

Tyldesley, Manchester, M29 8ET

£190,000

JonesPottsTaylor are delighted to present **FOR SALE** this extended, three bedroom, semi-detached true bungalow. Situated in a residential location in Tyldesley, close to transport and network links, schools, shops and amenities. The property briefly comprises of; hallway, an open plan sitting room / dining room, a separate kitchen, two double bedrooms, both benefitting from fitted wardrobes, a single bedroom and a further family bathroom with three piece suite. Outside to the front is an enclosed garden, whilst to the rear is a private enclosed low maintenance garden with double gates offering off road parking.

Viewings for this property are a must to appreciate the potential development opportunity.

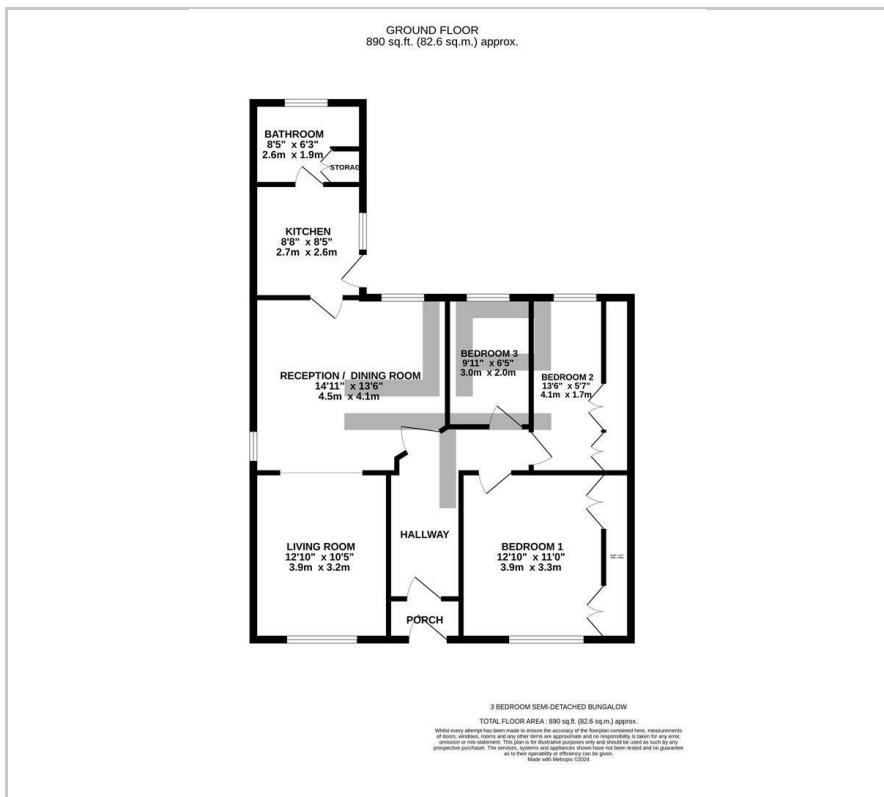
Viewing

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.

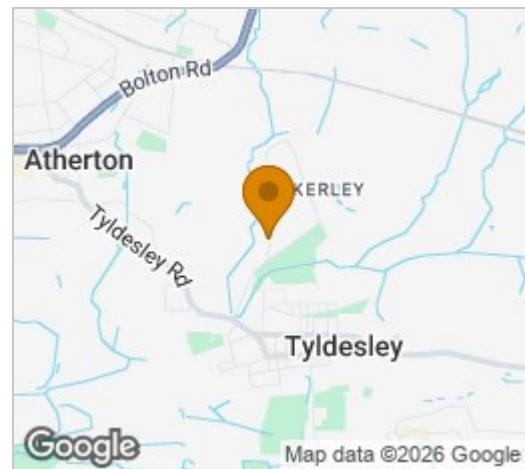
- Potential Development Growth & Investment Opportunity
- No Onward Chain
- Close To Transport & Network Links
- Large Spacious Enclosed Rear Garden
- Double Glazed UPVC Windows
- Gas Central Heating



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	44
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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.