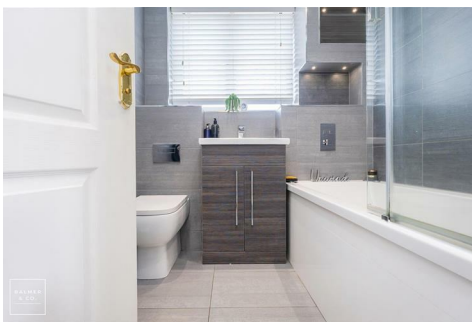
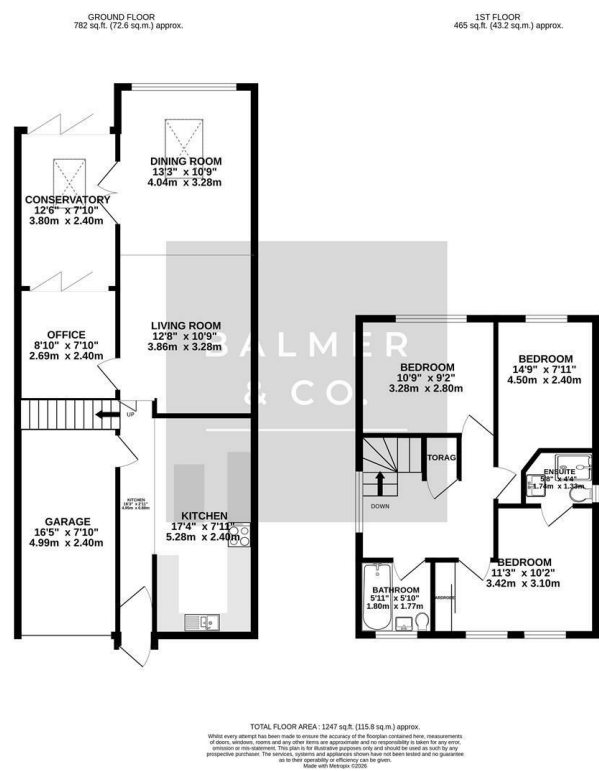


Wharton Hall Close, Tyldesley, M29 8TF
£350,000

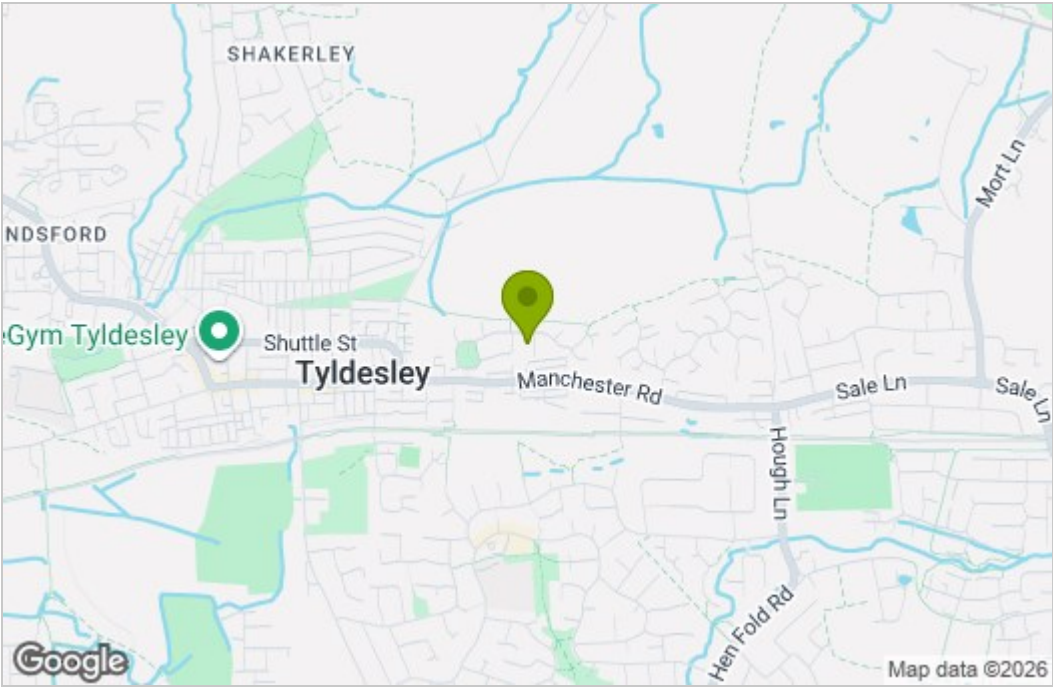


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom detached house situated in a quiet cul-de-sac location on a popular residential development. Nicely presented throughout, with the added benefit of having been extended to the rear, this property provides excellent family living accommodation. Comprising in brief of entrance porch, modern fitted kitchen/dining room with modern integrated appliances and central island, large open plan living/dining room, office, sitting room with bi-folding doors, with access into the integral garage completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and cupboards, with modern ensuite shower room, second double bedroom, third large single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally there is a large driveway to the front providing parking for three vehicles, whilst to the rear there is a low maintenance, well sized, West facing garden. The property is ideally situated in a desirable location and is also within walking distance of Tyldesley town centre and the Leigh-Manchester guided busway. Early viewings highly recommended, all enquiries welcome.

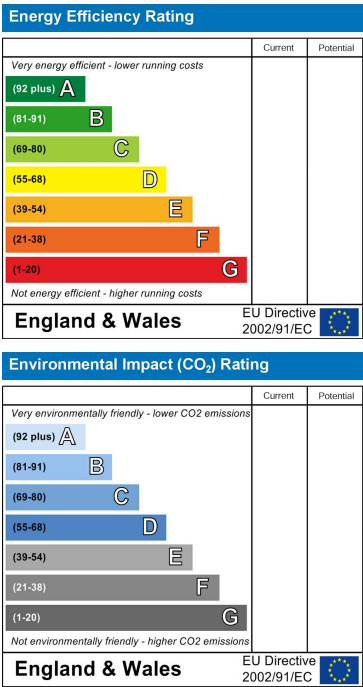
Floor Plan



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.