



## 3 Woodlands Road, Tyldesley, M29 7BH

### Offers over £350,000

ARC HOMES are delighted to offer FOR SALE this absolutely gorgeous extended four bedroom home positioned within a sought after Astley location. This stunning home is flawlessly presented throughout boasting fantastic family living accommodation together with ample parking and lovely rear gardens. An absolute credit to the current owners, early viewing is essential to avoid missing out. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear sits the impressive modern kitchen family room finished with modern units, a range of appliances and a separate dining area with French doors opening into the rear gardens. A separate utility room and handy downstairs cloakroom complete the ground floor. To the first floor are four fantastic bedrooms and a beautiful family bathroom with freestanding bath and separate shower enclosure. The spacious master bedroom benefits from a well designed modern en suite shower room. Outside, the front gardens provide ample parking in front of the garage/store. The enclosed rear gardens are well presented and provide generous outdoor space.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                       |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                  |         |           |
| (92 plus) <b>A</b>                                                                                                                   |         |           |
| (81-91) <b>B</b>                                                                                                                     |         |           |
| (69-80) <b>C</b>                                                                                                                     |         |           |
| (55-68) <b>D</b>                                                                                                                     |         |           |
| (39-54) <b>E</b>                                                                                                                     |         |           |
| (21-38) <b>F</b>                                                                                                                     |         |           |
| (1-20) <b>G</b>                                                                                                                      |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |



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