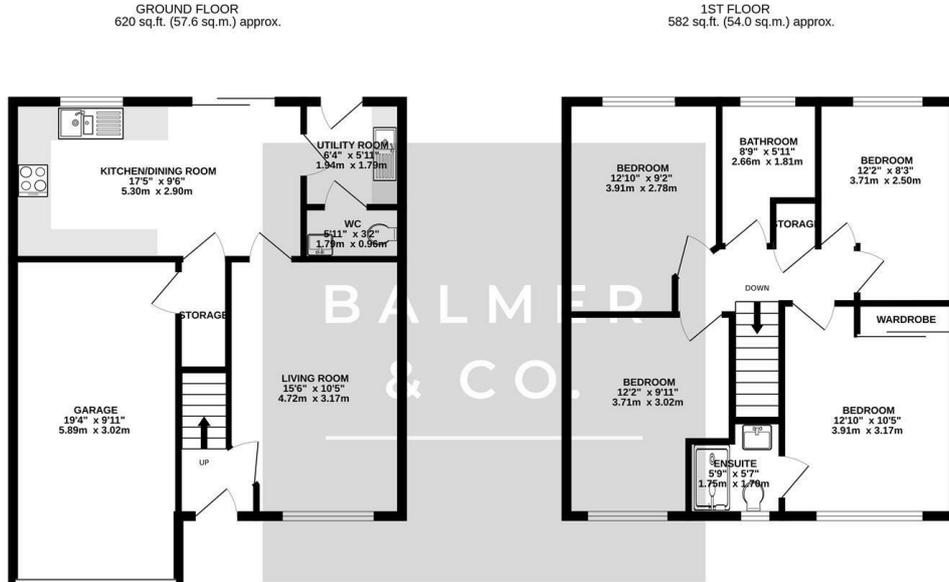


Garrett Meadow, Tyldesley, M29 8SD  
Offers Over £380,000



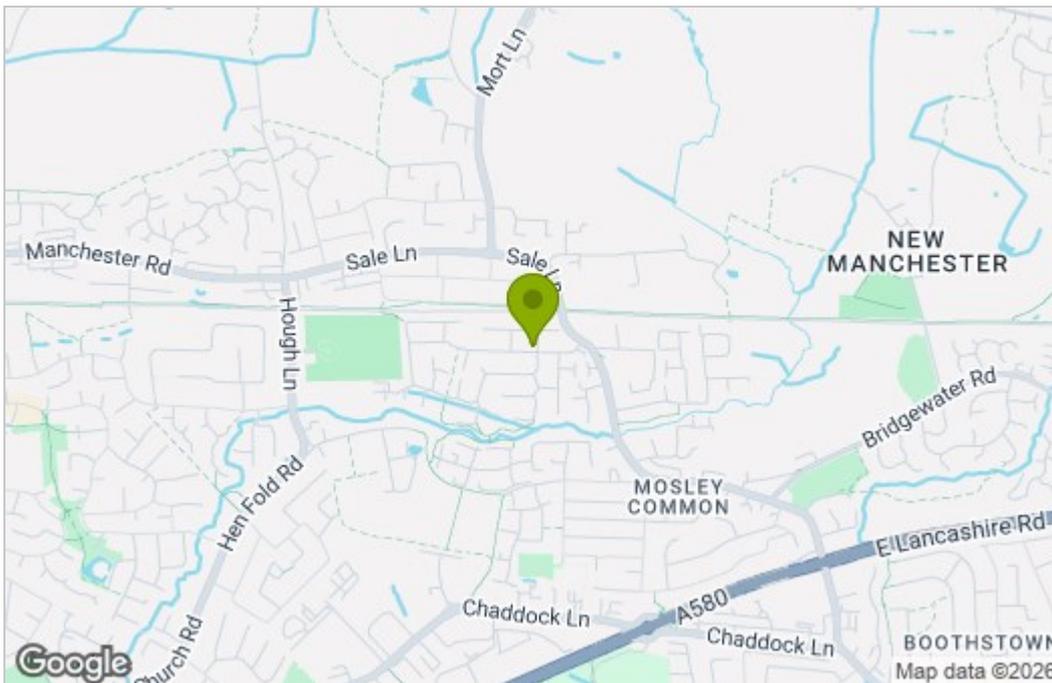
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this four bedroom detached family home, located on the popular Garrett Meadows development in Mosley Common, Tyldesley. Immaculately presented throughout offering spacious accommodation it would make a perfect family home. The ground floor comprising in brief; entrance hallway, living room, modern fitted kitchen/dining room with integrated appliances, separate utility room and w.c. Under stair storage with access to an integral garage completes the ground floor. To the first floor are four well proportioned bedrooms, the master benefitting from fitted wardrobes and an en-suite shower room, with a three piece family bathroom completing the accommodation. Externally, there is driveway parking for two vehicles to the front of the property whilst to the rear there is good sized enclosed garden. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

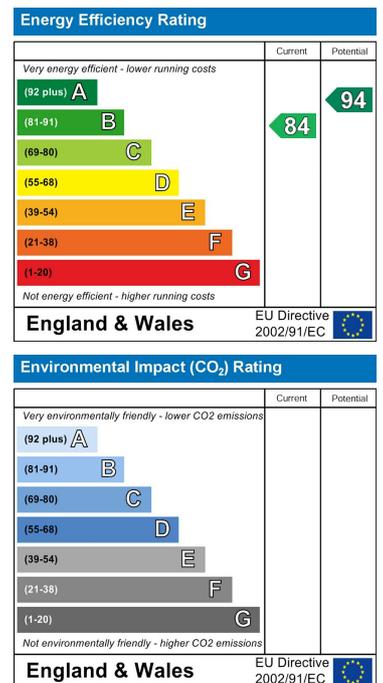


TOTAL FLOOR AREA: 1201 sq.ft. (111.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.