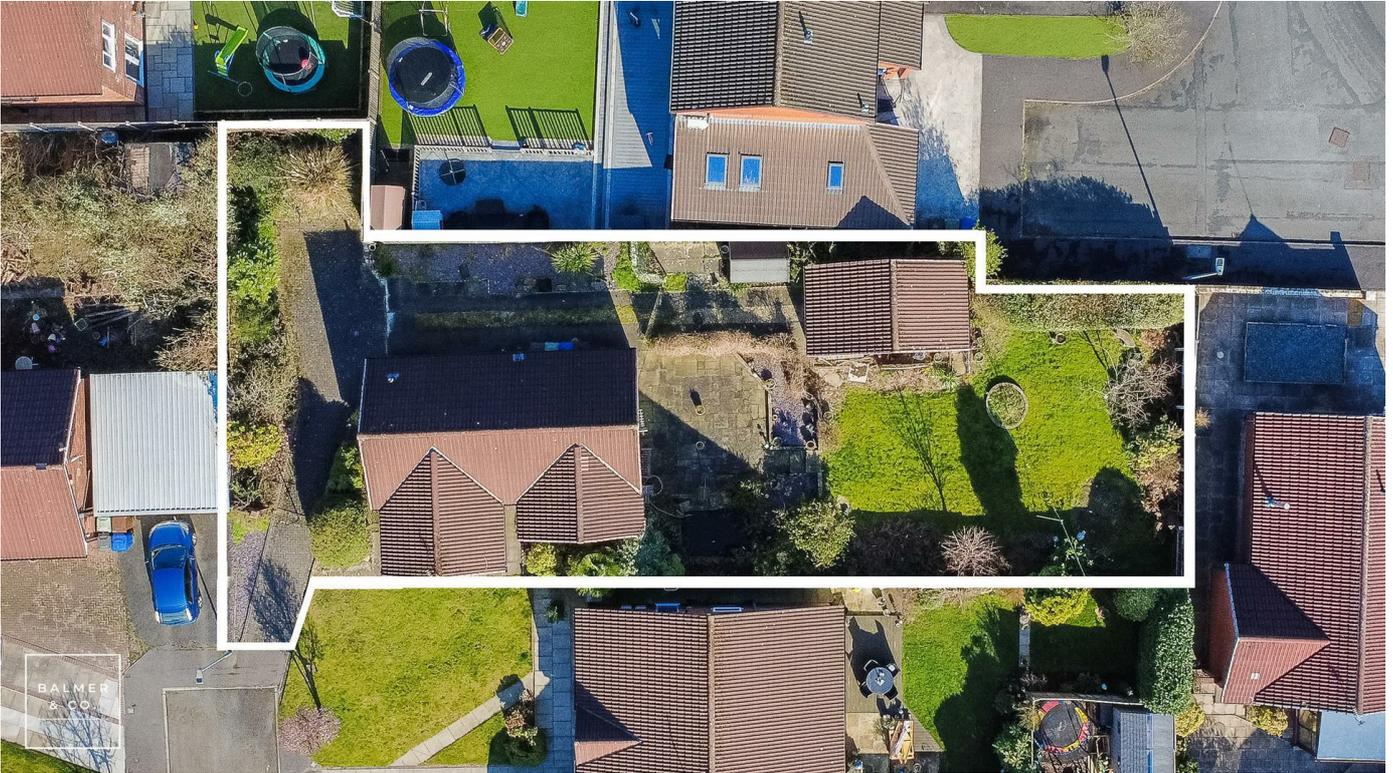


Chiltern Way, Tyldesley, M29 7QA
£295,000

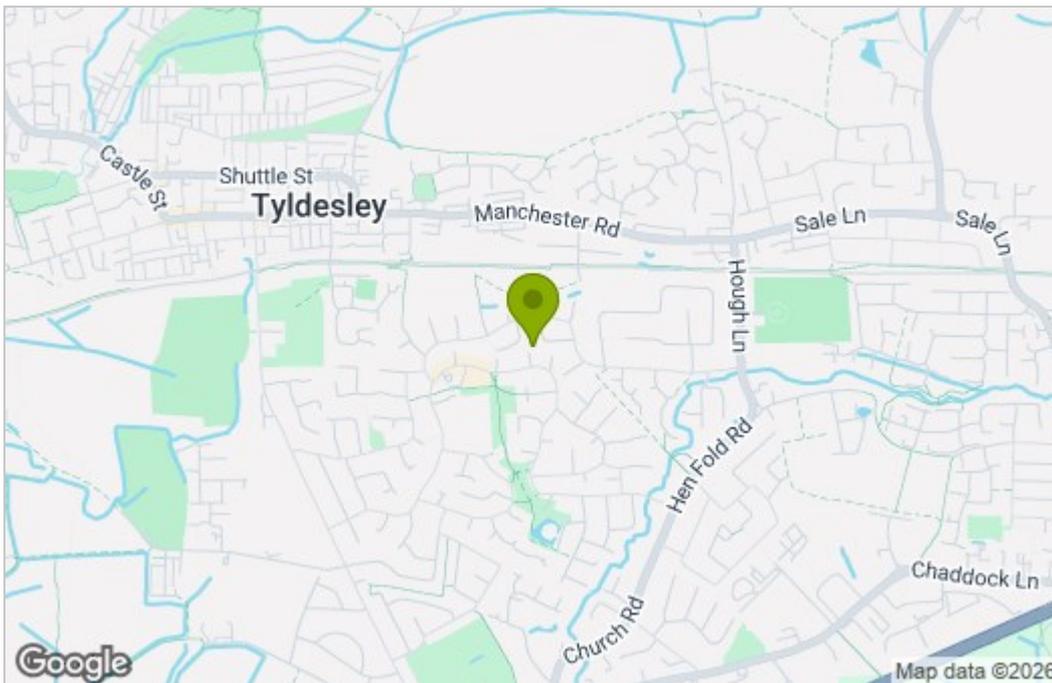


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this two bedroom detached true bungalow located on Chiltern Way, a popular and well regarded residential location in Astley. Occupying a quiet cul-de-sac position with excellent garden space and ideally offered with no onward chain, it would be perfect for those looking to downsize to single floor living. Comprising in brief; entrance hallway, large living room with electric fireplace, fitted kitchen, extended master bedroom, second double bedroom with patio doors leading out to the garden and a panelled wet room. Externally the property occupies a fantastic plot with gardens to the front side and rear complete with driveway and detached garage. Early viewings highly recommended, all enquires welcome.

Floor Plan



Area Map



Energy Efficiency Graph

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

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

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.