BALMER & CO.

SALES & LETTINGS

Lower Green Lane, Tyldesley, M29 7JF

£230,000









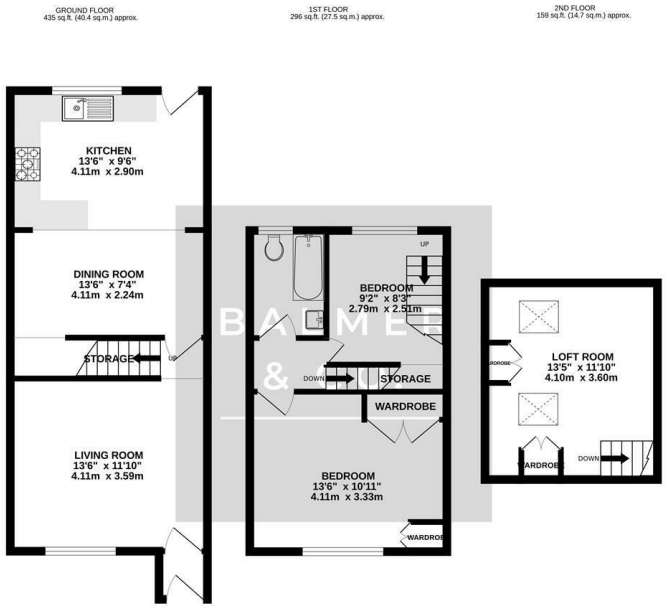






BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic two bedroom mid-terrace house situated in a quiet and popular residential area in Astley. Offered with NO ONWARD CHAIN this property has been heavily extended and converted and offers sizeable living accommodation. Comprising in brief of entrance porch, large living room with feature gas fireplace and surround, with an extended open plan kitchen/dining room to the rear completing the ground floor. To the first floor is a master bedroom with fitted wardrobes, second double bedroom with a fixed staircase leading to the converted loft room, with a three piece family bathroom completing the accommodation on offer. Externally the property is set off the main road with a side path and gardens providing access to the property, whilst to the rear there is low maintenance rear yard with parking beyond. The property is situated within immediate access onto the East Lancashire Road and is also with walking distance of the popular Astley Point venue with bars and restaurants. Early viewings highly recommended, all enquiries welcome.

Floor Plan



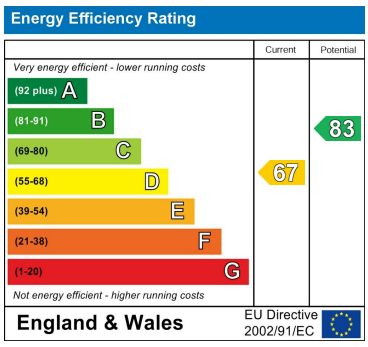
TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

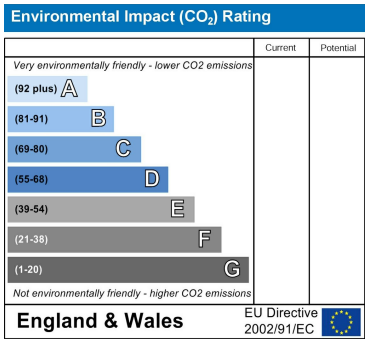
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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