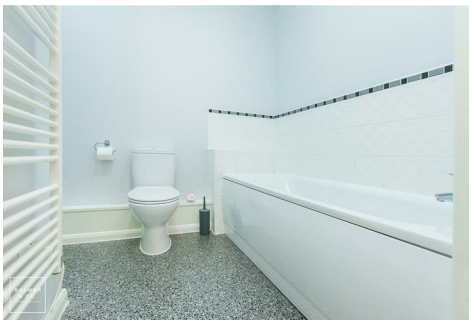
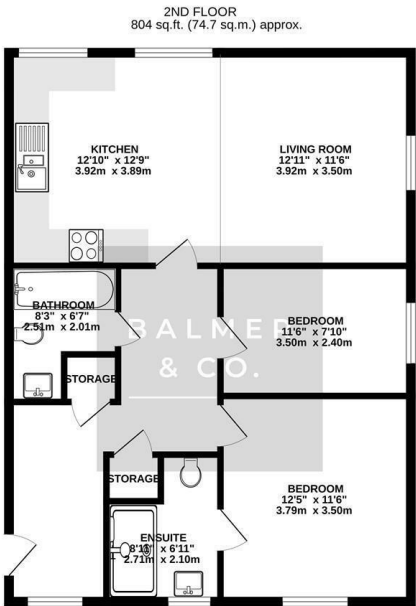


Thorncroft Avenue, Tyldesley, M29 7TA
£125,000



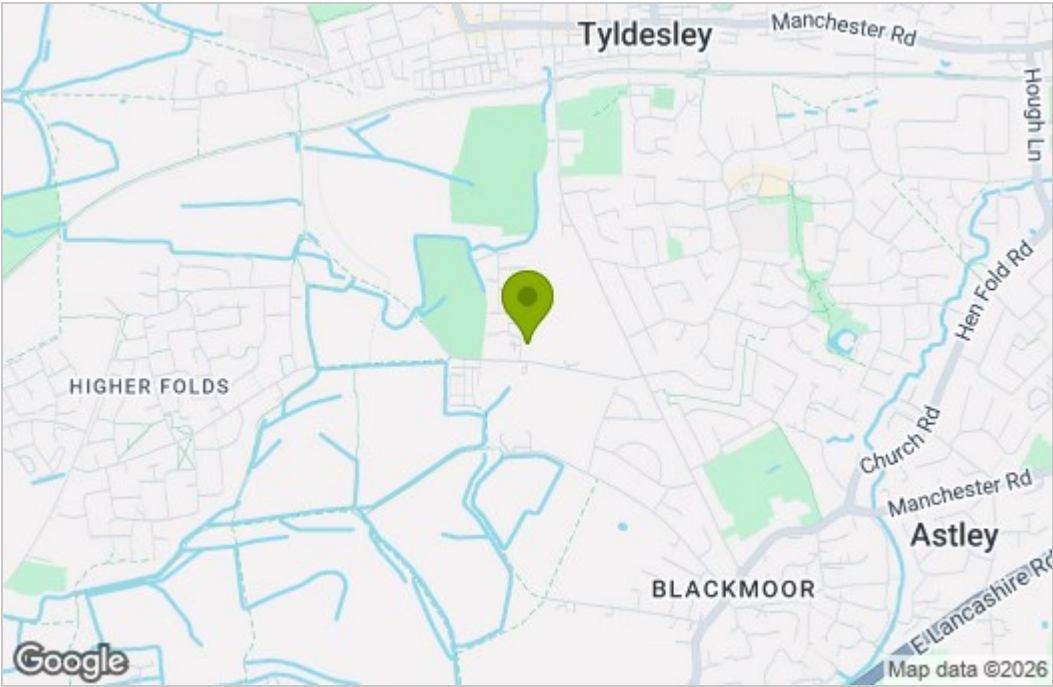
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic two bedroom first floor apartment situated in the ever popular Gin Pit area of Astley. Offered with NO ONWARD CHAIN and very nicely presented throughout, this property comprises in brief of entrance hallway, large open plan kitchen/dining/living room, master bedroom with ensuite shower room, second double bedroom, with three piece family bathroom completing the accommodation on offer. Entry to the building is via a secure entry intercom system and externally there are well maintained communal gardens with electric gates providing secure allocated and visitor parking. The property is situated in a quiet residential area and is within walking distance of Astley & Tyldesley Miners Welfare Institute with several sporting facilities. Early viewings highly recommended, all enquiries welcome.

Floor Plan

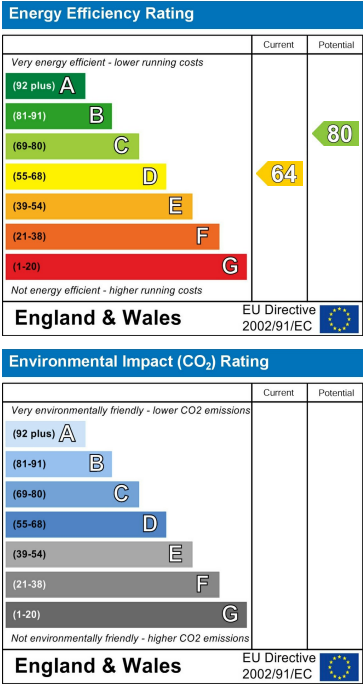


TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been visited and no guarantee is given for their operation 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.