

## 4 Ullswater Road, Tyldesley

Offers Over £230,000

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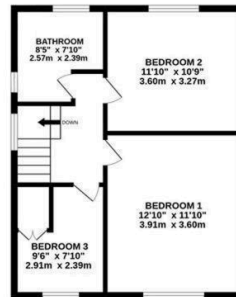
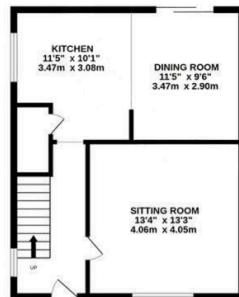
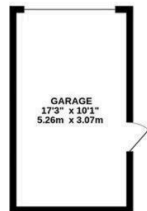
- Three-bedroom freehold home
- Recently fitted Worcester Bosch Combi Boiler
- Substantial rear garden
- Large driveway with EV Charging
- Wigan Council Tax Band A
- Popular Astley location
- Kitchen diner with garden access
- Detached single garage
- Close to schools, shops, and local amenities
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GROUND FLOOR  
659 sq ft. (61.2 sq.m.) approx.



1ST FLOOR  
485 sq ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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A well-proportioned three-bedroom freehold home, located in a popular and well-established part of Astley. The property offers generous living accommodation including two reception rooms, a kitchen diner, and a substantial rear garden, along with off-road parking and a detached garage. Positioned within easy reach of local schools, shops, and transport links, this home will appeal to a wide range of buyers.