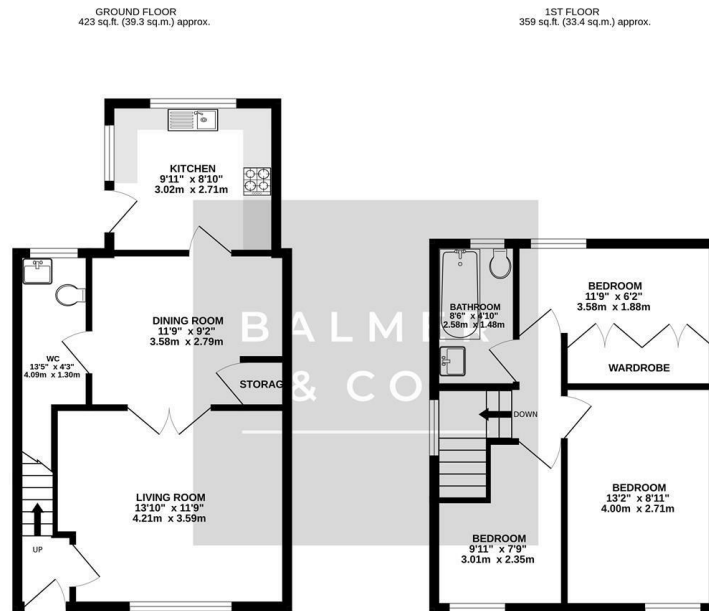


Duke Street, Tyldesley, M29 7GL  
Offers Over £210,000



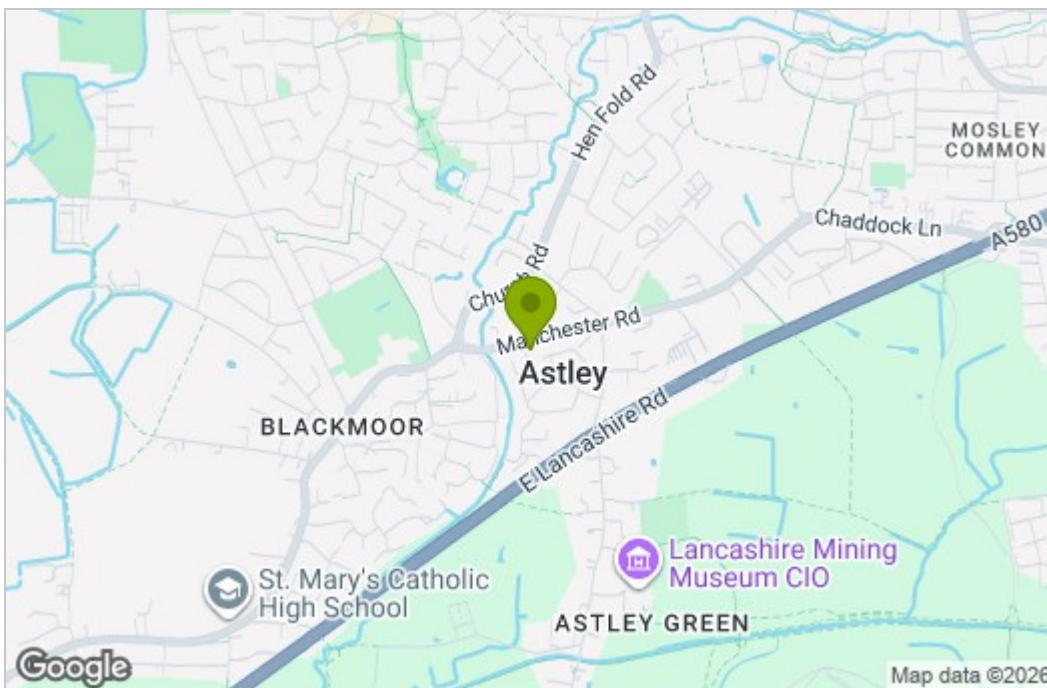
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom semi detached property, located on Duke Street in Astley. Although it requires some works it offers fantastic potential and would be perfect for those looking to buy a home to add their own stamp. The ground floor comprising in brief; entrance hall, living room, dining room with separate utility room/w.c and a modern fitted kitchen. To the first floor are three bedrooms and a three piece bathroom suite. Externally, there is off road parking to the front of the property with an enclosed, lawned garden to the rear. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

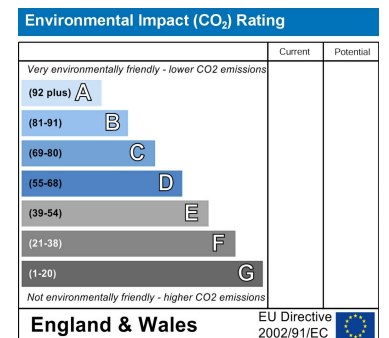
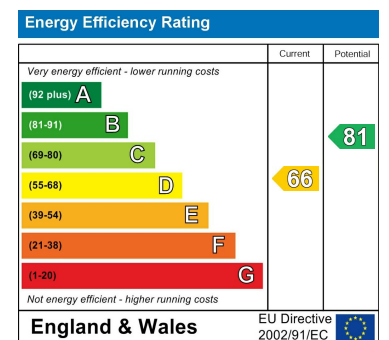


TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used for advice by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
 Made with Memphis 12/2025

## 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.