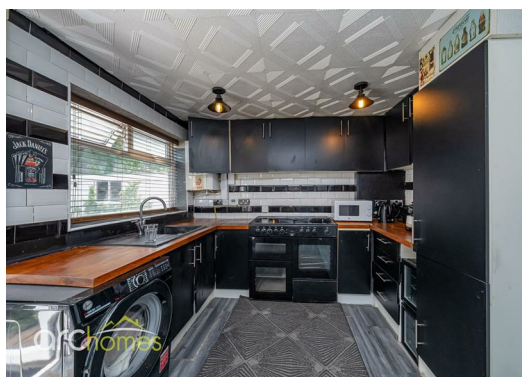
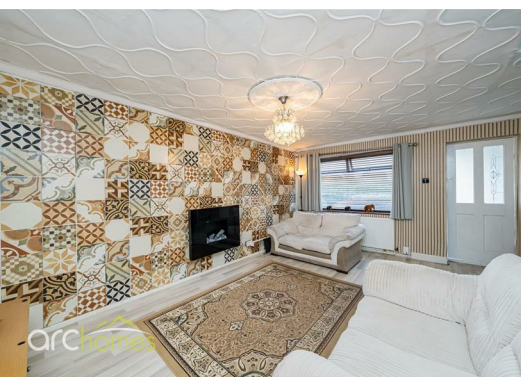




## 26 Dovey close, Tyldesley, M29 7NP

### Offers over £220,000

ARC HOMES are delighted to offer FOR SALE this excellent three bedroom semi detached property positioned within a popular location at the head of a cul de sac. This property offers generous accommodation together with ample parking, detached garage and private rear gardens. Entry is via one entrance porch which leads into the well proportioned sitting room. To the rear sits a lovely kitchen dining room which leads into the rear gardens. To the first floor are three generous bedrooms and a bathroom. Outside, this property is positioned within a quiet spot offering ample off road parking to the side towards a detached garage. The enclosed rear gardens offer a good degree of privacy and generous outdoor space. The vendor has advised us that the land goes beyond the rear fence towards the brook.





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

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                       |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                      | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                  |         |           |
| (92 plus) <b>A</b>                                                                                                                   |         |           |
| (81-91) <b>B</b>                                                                                                                     |         |           |
| (69-80) <b>C</b>                                                                                                                     |         |           |
| (55-68) <b>D</b>                                                                                                                     |         |           |
| (39-54) <b>E</b>                                                                                                                     |         |           |
| (21-38) <b>F</b>                                                                                                                     |         |           |
| (1-20) <b>G</b>                                                                                                                      |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                  |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |



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