



## 186 Church Road, Tyldesley, M29 7FS

£290,000

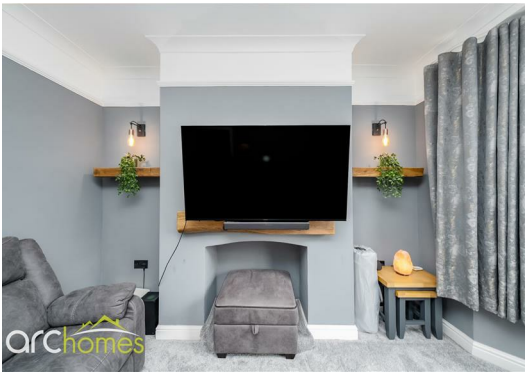
ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property positioned within a very sought after Astley location. This beautiful home provides generous accommodation together with lovely private rear garden, ample parking and detached garage. Ideal for a range o buyers early viewing is highly advised. Entry is via an entrance hallway which leads in the well proportioned bay fronted sitting room. To the rear sis an excellent separate dining with patio doors opening into a conservatory. A lovely modern refitted kitchen complies the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are low maintenance and provide ample off road parking. The enclosed rear gardens are well presented and provide generous outdoor space with a good degree of privacy.





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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599  
info@arc-homes.net

