



8 Lynton Road, Tyldesley, Lancashire M29 8PX Offers in excess of £180,000

ARC HOMES are delighted to offer FOR SALE this absolutely stunning FREEHOLD semi detached property boasting generous accommodation together with ample parking, excellent rear gardens and a fantastic garden room. This gorgeous home would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which provides access into a modern downstairs cloakroom. A lovely, well proportioned sitting room has French doors opening into the rear and is finished with a feature fireplace and solid fuel fire. An excellent modern kitchen dining room with a range of fitted appliances completes the ground floor accommodation. To the first floor are two double bedrooms and a beautiful modern bathroom with separate shower enclosure. Both bedrooms are fitted with modern wardrobes. Outside, the well presented front gardens are enclosed, low maintenance and provides off road parking which leads to the side. The front and rear driveway provides off road parking for up to five vehicles. The enclosed rear gardens are well presented, south facing and house an excellent 15'0" x 8'8" garden room finished with cast iron stove which could be utilised for many purposes.



Entrance Hallway

Radiator. Access to the sitting room and downstairs cloakroom. Stairs rise to the first floor accommodation.

Down Stairs Cloakroom

Double glazed window to front. Modern white suite comprising low level w.c, and vanity hand wash basin. Under stairs storage cupboard.

Sitting Room

15'0" x 11'11" (4.57m" x 3.63m")

Double glazed French doors opening into the rear gardens. Radiator. Lovely feature fireplace with solid fuel fire. Access to the kitchen dining room.

Kitchen Dining Room

18'10" x 9'1" (max) (5.74m" x 2.77m" (max))

Double glazed windows to both front and rear. Double glazed door to side. Radiator. Stainless steel one and half sink drainer unit. Range of modern base and wall mounted units. Work surfaces with cupboards and drawers beneath. Fitted five burner AEG gas hob with Neff extractor over. Separate stainless steel oven. Integrated appliances including fridge freezer, washing machine and dishwasher.

First Floor Landing

Double glazed window to front. Access to the loft space as well as both bedrooms and the bathroom. Handy storage cupboard.

Bedroom One

12'6" x 12'0" (3.81m" x 3.66m")

Two double glazed windows to rear. Two radiators. Range of modern fitted wardrobes.

Bedroom Two

11'11" x 8'4" (3.63m" x 2.54m")

Double glazed window to rear. Radiator. Range of modern fitted wardrobes.

Bathroom

9'11" x 6'4" (3.02m" x 1.93m")

Double glazed window to front. Stainless steel towel radiator. Modern white suite comprising low level w.c, wall mounted hand wash basin, panelled bath and separate corner shower enclosure with inset electric shower.

Outside Front

Well presented enclosed front gardens which provide off road parking.

Outside Side and Rear

Lovely enclosed south facing rear gardens which are not overlooked providing an excellent degree of privacy. This fantastic rear gardens are laid to lawn with composite decking and further parking for 4 more vehicles via the double gates. Storage shed. Access to the garden room.

Garden Room

15'0" x 8'8" (4.57m" x 2.64m")

Accessed via French doors this excellent garden is finished with solid fuel stove, power and lighting and would be ideal for a range of purposes.

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

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



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