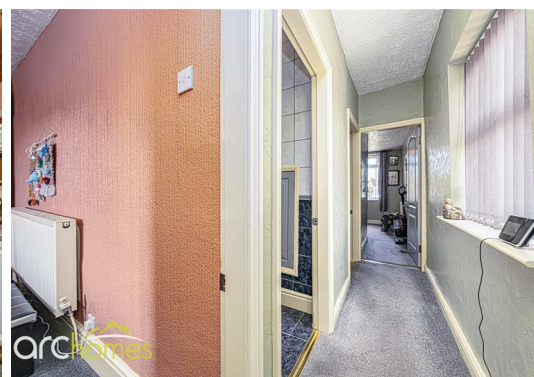




404 Chaddock Lane, Astley, Tyldesley, M29 7JS £195,000

ARC HOMES are delighted to offer FOR SALE this excellent larger than average three bedroom end terraced property positioned within a sought after Astley location. This excellent property boasts very generous accommodation together with larger than average enclosed rear garden, off road parking and a detached garage. Located in close proximity to a bus stop offering great commuter links, this property would be ideal for a range of buyers and early viewing is highly advised. Entry is via an entrance hallway which leads into a well proportioned sitting room. To the rear sits a spacious separate dining room which leads into the kitchen. To the first floor are three generous bedrooms and a bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed side and rear gardens provide generous outdoor space together with a good degree of privacy. Located just to the rear is a detached garage with a space for off road parking in front.



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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