



23 Sherwood Avenue, Tyldesley, Lancashire M29 7AF

Offers over £190,000

ARC HOMES are delighted to offer FOR SALE this well presented FREEHOLD semi detached property in a sought after location in Astley. This spacious property boasts three generous bedrooms, off road parking and is close to transport links such as the V1 Guided Busway & East Lancashire Road. Perfect for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads in to the sitting room. To the rear is a modern fitted kitchen / dining room with breakfast bar. To the first floor are three good size bedrooms and family bathroom. Outside, to the rear is a wonderful garden with detached outbuilding, whilst to the front there is a low maintenance garden and driveway providing off road parking.



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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