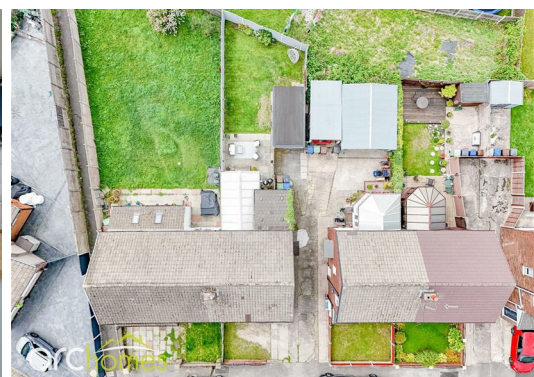




33 Hertford Drive, Tyldesley, M29 8LU

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this stunning extended semi detached property boasting generous accommodation together with excellent rear gardens, ample parking and a detached garage. This lovely home is a true credit to the current owners, is flawlessly presented throughout and would suit a range of buyers. Entry is via an entrance porch which leads into the well proportioned sitting room. A separate dining room leads into the fantastic modern kitchen and also provides access into the impressive larger than average conservatory. To the first floor are three generous bedrooms and a stunning bathroom. Outside, the front gardens provide ample off road parking which leads to the side towards a detached garage. The excellent well presented rear gardens are laid to lawn with paved patio areas.



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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



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