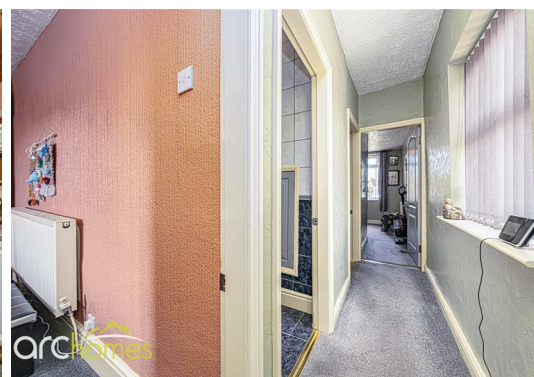





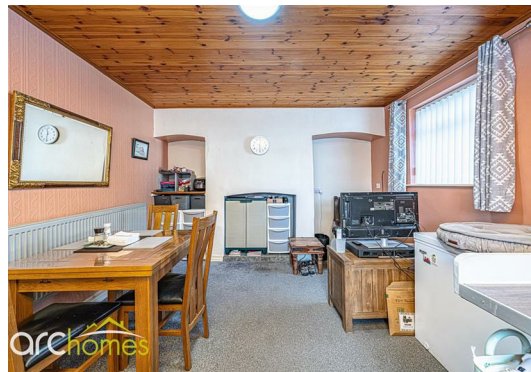
## 404 Chaddock Lane, Astley, Tyldesley, M29 7JS £195,000

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) <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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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