



## 37 Rutland Road, Tyldesley, Lancashire M29 8FX

### Offers over £170,000

ARC HOMES are delighted to offer FOR SALE this well presented three bedroom semi-detached property with an additional loft room, situated in Tyldesley. This lovely home boasts generous accommodation together with larger than average gardens and off-road parking. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads to both the lounge and the large, modern and stylish kitchen diner, complete with a central island, creating a fantastic open plan living and entertaining space with access to the rear garden. To the first floor are three generous bedrooms and a modern bathroom. The third floor houses an additional loft room, offering versatile accommodation and benefitting from access to eaves storage. Outside, the property offers low maintenance gardens to the front and rear. A driveway to the side provides off road parking.





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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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>		
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