



47 North Lane, Tyldesley, M29 7BF

Offers over £230,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a sought after Astley location. This lovely home is well presented and boasts two receptions together with three generous bedrooms and off road parking. Ideal for a range of buyers, early viewing is advised. Entry is via an entrance hallway which leads into the well proportioned sitting room. To the rear sits a modern kitchen and a separate dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms, a bathroom and separate WC. Outside, the front gardens provide ample parking which the rear gardens are enclosed and provide generous outdoor space together with a good degree of privacy.



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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