



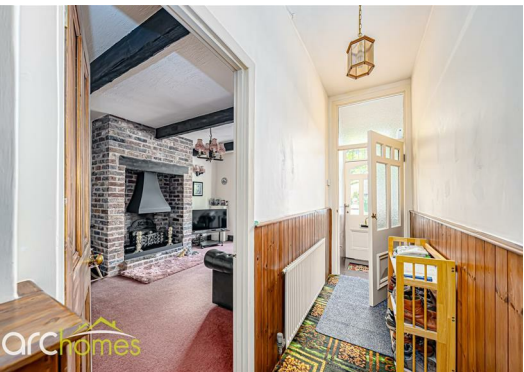
4 Squires Lane, Tyldesley, M29 8JF Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic extended bay fronted terraced property situated at the picturesque end of Squires Lane in Tyldesley. This fantastic home offers generous accommodation and would be a perfect purchase for a range of buyers. To the rear of this property is a larger additional plot which is currently leased by the current owners but is available to purchase separately (ask the office for further details). Entry is via a welcoming entrance hallway which leads into a well proportioned sitting room. To the rear sits the separate dining room which leads into the kitchen. To the first floor are three excellent bedrooms and a bathroom. Outside, this property is located at the end of Squires Lane with enclosed low maintenance front gardens. There is an enclosed low maintenance rear garden which is not overlooked. Just to the rear of the property is the fantastic 'allotment' - an additional plot of land which has been leased by the current owners for years. The owner of this land is offering it for purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		73	
(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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