



## 8 Park Street, Tyldesley, M29 8AZ £160,000

ARC HOMES are delighted to offer FOR SALE this excellent well presented mid terraced property located within a popular spot within close proximity of Tyldesley Town Centre. This lovely home is ready to move into, would suit a range of buyers and is offered with no onward chain. To the front sits a well proportioned sitting room which to the rear is a lovely modern refitted kitchen dining room. To the first floor are two generous bedrooms and a modern shower room. Outside is an enclosed low maintenance rear garden.



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		
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