



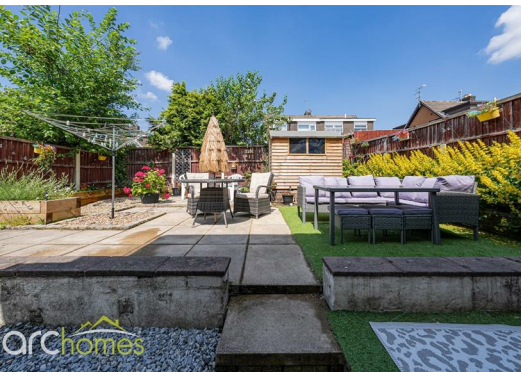
1 Rydal Close, Astley, Tyldesley, M29 7EQ Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this three bedroom semi detached property situated in the poplar village of Astley. Perhaps in need of some cosmetic updating, this property offers spacious accommodation, off road parking and no onward chain, early viewings advised. Entry to the property is via an entrance hallway leading to the well proportioned sitting room. Off the sitting room sits the dining room with access to the garden and a separate fitted kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Outside, to the rear is a beautiful garden with patio area, whilst to the front there is a garden and driveway providing off road parking.



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 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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