



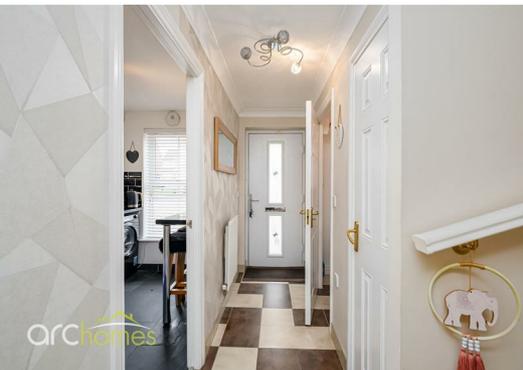
## 26 Wayfarers Drive, Tyldesley, M29 8RP £279,950

ARC HOMES are delighted to offer FOR SALE this fantastic modern three bedroom town house positioned within a sought after location close by to Tyldesley Town Centre. This beautiful home offers generous accommodation over three floors together with off road parking and detached garage. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom. A modern kitchen sits to the front of the property whilst to the rear is a well proportioned sitting room which leads into an excellent orangery. To the first floor are two double bedrooms and a modern bathroom. The master bedroom is located on the first floor together with a separate shower room and a well designed walk in wardrobe. Outside, the front gardens are open plan and provide off road parking in front of the detached garage. The enclosed rear gardens are well presented 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) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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