



40 Primrose Street North, Tyldesley, M29 8BQ

Offers over £90,000

ARC HOMES are delighted to offer FOR SALE this excellent investment opportunity within a popular Tyldesley Location. This two bedroom garden fronted terraced property is perhaps in need of some cosmetic updating but it boasts fantastic potential, has been competitively priced and is offered with no onward chain. Ideal for a range of buyers, early viewing is highly advised. Entry is via an entrance vestibule which opens into the well proportioned sitting room. To the rear sits the kitchen dining room which completes the ground floor. To the first floor are two double bedrooms and a bathroom. Outside, the front gardens are enclosed and low maintenance. The enclosed rear gardens are laid to lawn and provide generous outdoor space.



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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