



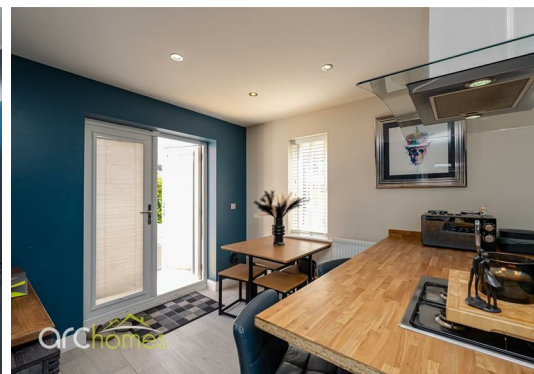
22 Garrett Lane, Tyldesley, M29 7EY Offers over £475,000

ARC HOMES are delighted to offer FOR SALE this amazing modern four / five bedroom detached property positioned on a larger than average plot offering gorgeous gardens, home office, off road parking and detached garage. This stunning family home offers generous family accommodation and early viewing is highly advised. Entry is via a spacious entrance hallway which provides access to a handy downstairs cloakroom. The beautiful well spacious sitting room opens to the rear and leads into a gorgeous kitchen dining room with French doors leading into the rear gardens. An additional reception room sits to the front and is currently being utilised as a fifth bedroom. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite. Outside, this property is positioned on a larger than average plot with a driveway to the side providing 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. Located in the rear garden is a handy home office ideal for this who work from home.



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	



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

