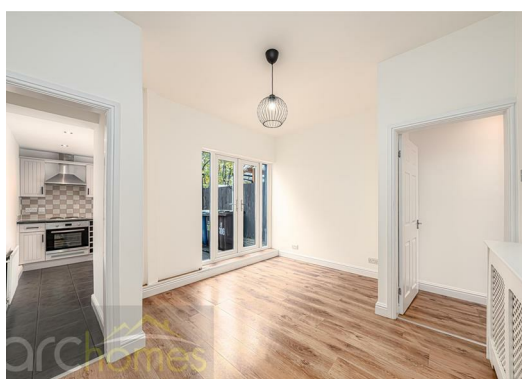





## 306 Tyldesley Road, M46 9AN

### Asking price £140,000

ARC HOMES are delighted to offer FOR SALE this fantastic fully refurbished extended terraced property positioned within a popular location. This fantastic home has undergone a full refurbishment and would be ideal for any first time buyer or buy to let investor. With no onward chain, early viewing is highly advised. Entry is via an entrance vestibule which leads into a well proportioned sitting room. To the rear sits a separate dining room with French doors opening into the rear gardens. A modern fitted kitchen completes the ground floor. To the first floor are two excellent double bedrooms and a modern bathroom. Outside there is a larger than average enclosed rear garden which is not overlooked to the rear providing 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>67</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		
EU Directive 2002/91/EC 		



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