



67A Crawford Avenue, Tyldesley, M29 8ET Offers in the region of £200,000

ARC HOMES are delighted to offer FOR SALE this spacious FREEHOLD semi detached property in a popular residential location in Tyldesley. The property is within the catchment area of highly regarded schools, close to transport links and good amenities, offered with no onward chain, early viewings are advised. On entry to the property there is hallway providing access to the well proportioned sitting room and handy downstairs cloakroom wc. There is a good size kitchen dining room and a conservatory. To the first floor are three generous bedrooms, master with ensuite and a family bathroom. Outside, to the rear is a private garden that is not overlooked whilst to the front is a driveway and garage.



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		
	79	84
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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