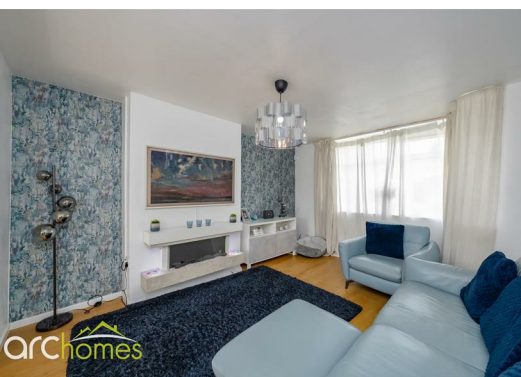




55 Hertford Drive, Tyldesley, M29 8LU

Offers over £180,000

ARC HOMES are delighted to offer FOR SALE this gorgeous three bedroom semi detached property positioned within a popular spot. This beautiful home is well presented throughout and boasts generous accommodation together with ample parking and private rear gardens which back onto fields. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which leads into the well proportioned sitting room. To the rear is a separate dining room with patio doors opening into the rear gardens. A modern refitted kitchen complete the ground floor. To the first floor are three bedrooms and a modern bathroom. Outside, the front gardens provide ample parking which leads to the side towards a detached garage. The enclosed rear gardens back onto fields providing generous outdoor space with an excellent degree of privacy.



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 CO2 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 CO2 emissions		
England & Wales EU Directive 2002/91/EC 		



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