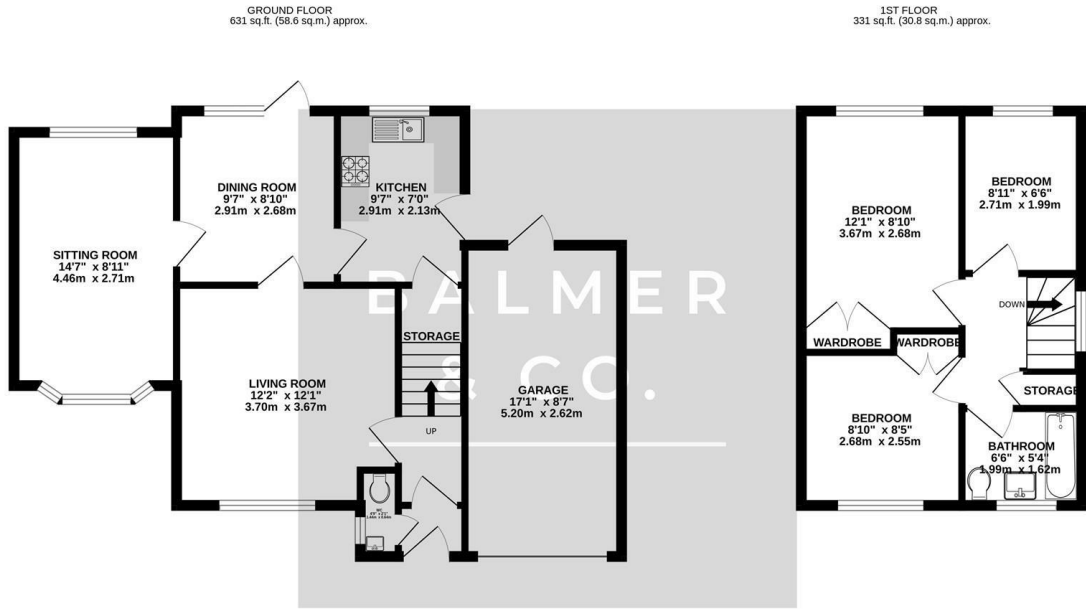


Ennerdale Road, Tyldesley, M29 7AR
Offers Over £300,000



BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom detached family home on the ever popular Ennerdale Road in Astley. Situated close to Tyldesley Primary school, this extended three bedroom family home offers excellent family living space and occupies a generous plot. Comprising in brief of entrance hallway, large living room with feature gas fireplace and surround, separate dining room, fitted kitchen, sitting room extension to the side, with a W.C, completing the ground floor. To the first floor is a large master bedroom, second double bedroom, both with fitted cupboard space, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property has a large driveway to the front with a single garage beyond providing ample off-road parking and storage, garden to the side, whilst to the rear there is a large, fully enclosed, South-East facing rear garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

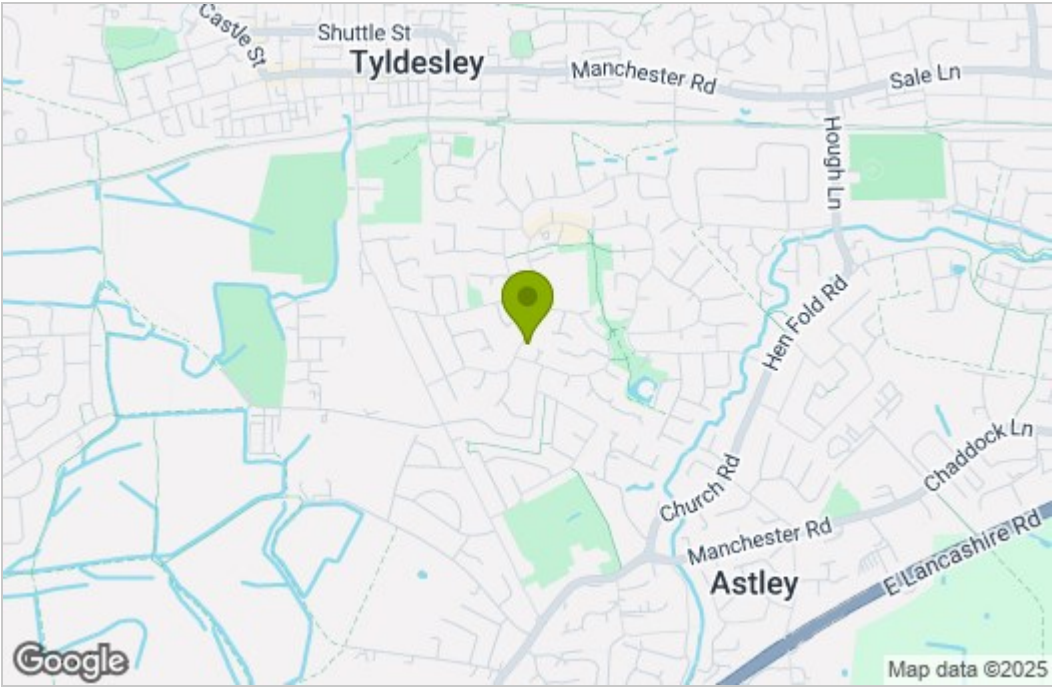


TOTAL FLOOR AREA: 962 sq.ft. (89.4 sq.m.) approx.

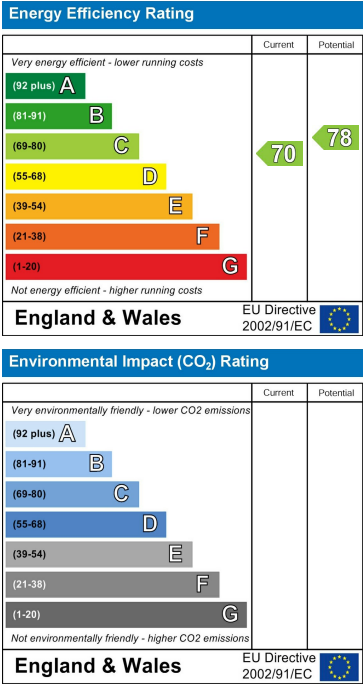
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.