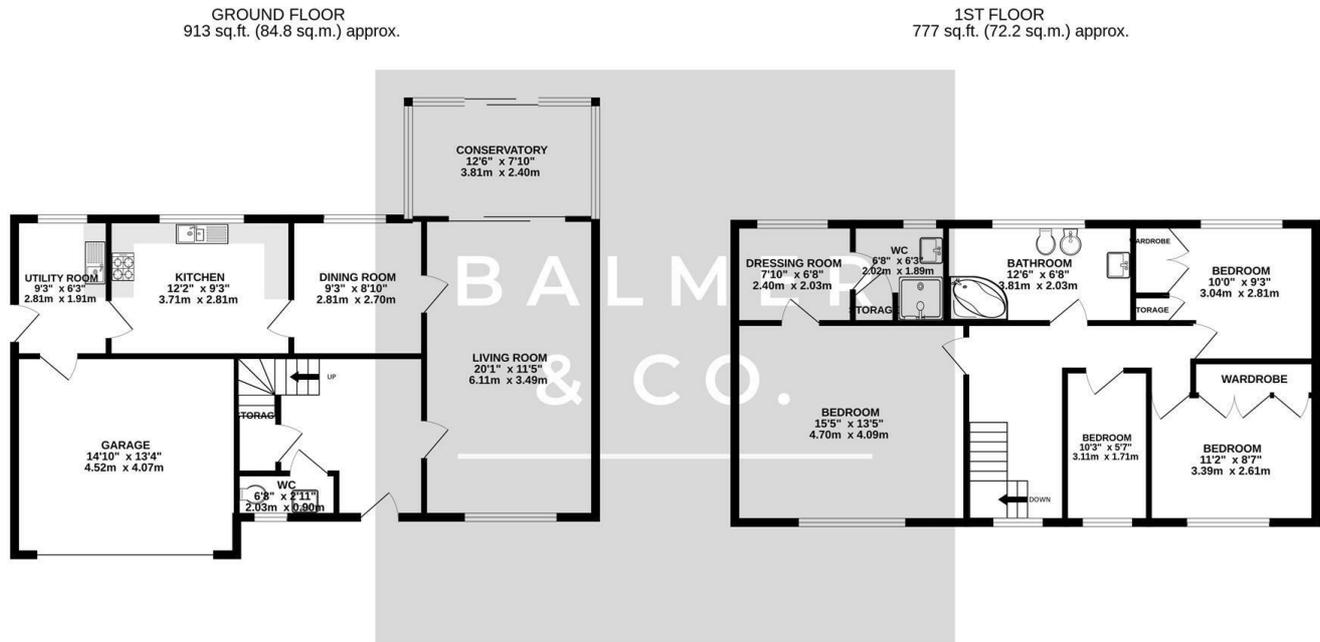


St. Ambrose Road, Tyldesley, M29 7DE  
£450,000



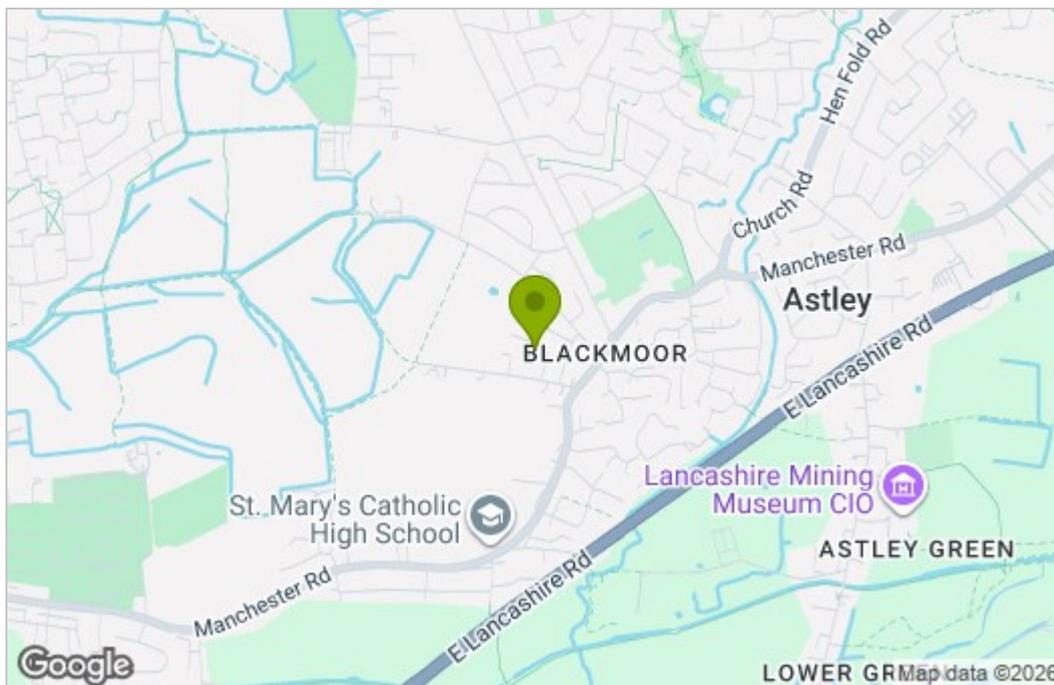
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this spacious four bedroom detached family home, tucked away at the head of St Ambrose Road in Astley. Although the property may require some updating, it is a fantastic size and would be perfect for those looking to create a forever family home given its desirable location. It is also ideally offered for sale with no onward chain. The ground floor comprising in brief; entrance hallway with w.c, large living room, dining room, fitted kitchen with separate utility room, integral double garage and a conservatory. To the first floor is a master bedroom with dressing area and an en-suite shower room, two further double bedrooms, a single bedroom and a four piece family bathroom suite. Externally, the property has a lawned garden and large driveway to the front providing off road parking for multiple vehicles. To the rear is a low maintenance enclosed garden with open aspect views to the side. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

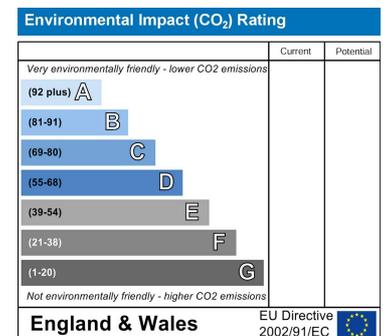
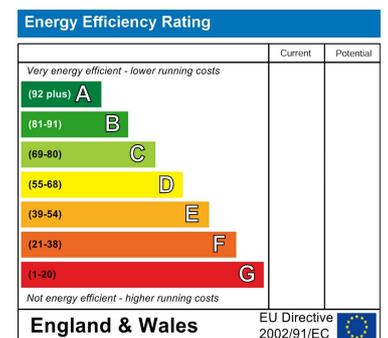


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.