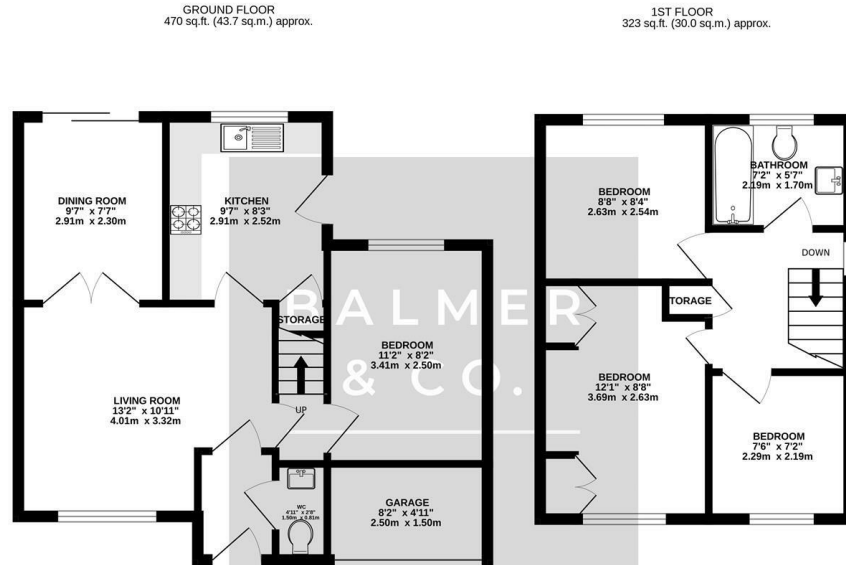


Turnberry Close, Tyldesley, M29 7QL
Offers Over £350,000



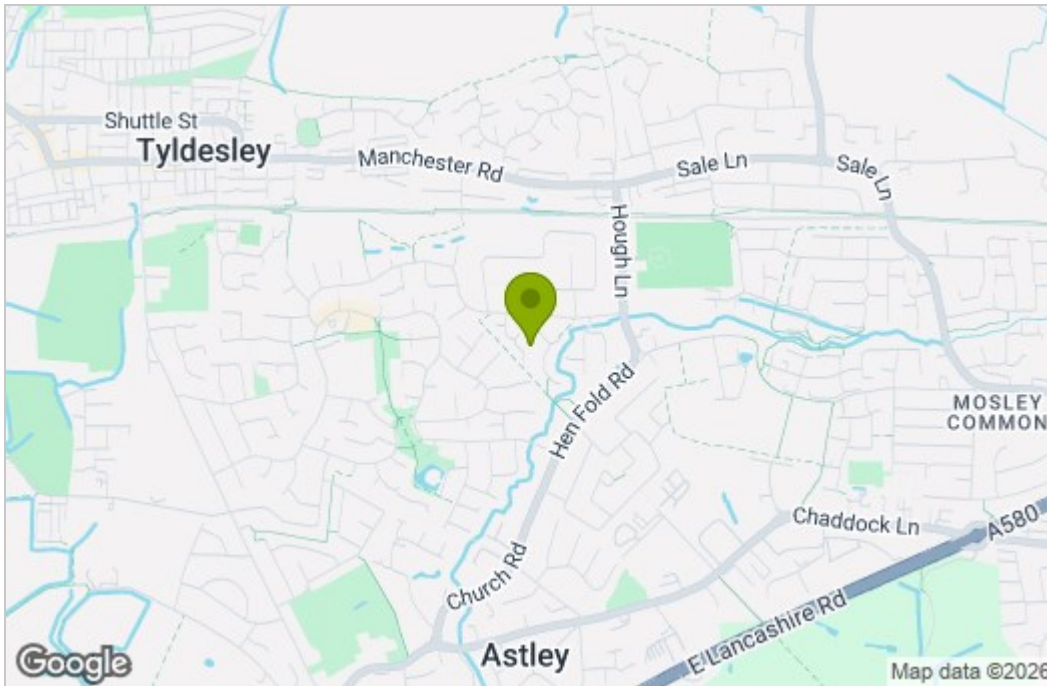
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic four bedroom link-detached house situated in a quiet cul-de-sac location in Astley. Very nicely presented throughout this property has been very well maintained by its current owner and has also been converted to add further living space to the ground floor. Comprising in brief of entrance hallway, large living room with feature gas fireplace and surround, fitted kitchen, separate dining room with patio doors leading to the rear garden, ground floor fourth bedroom, with a W.C., completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and storage, second double bedroom, third single bedroom with a three piece family bathroom completing the accommodation on offer. Externally the property occupies a generous plot to the front providing ample off-road parking and a small garage, whilst to the rear there is a fully enclosed, low maintenance, South facing garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

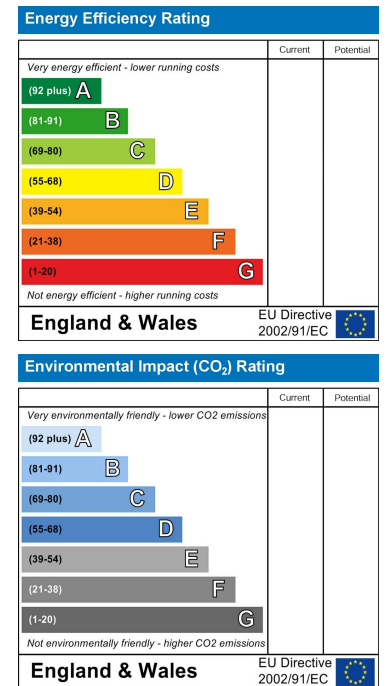


TOTAL FLOOR AREA: 794 sq.ft. (73.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.