

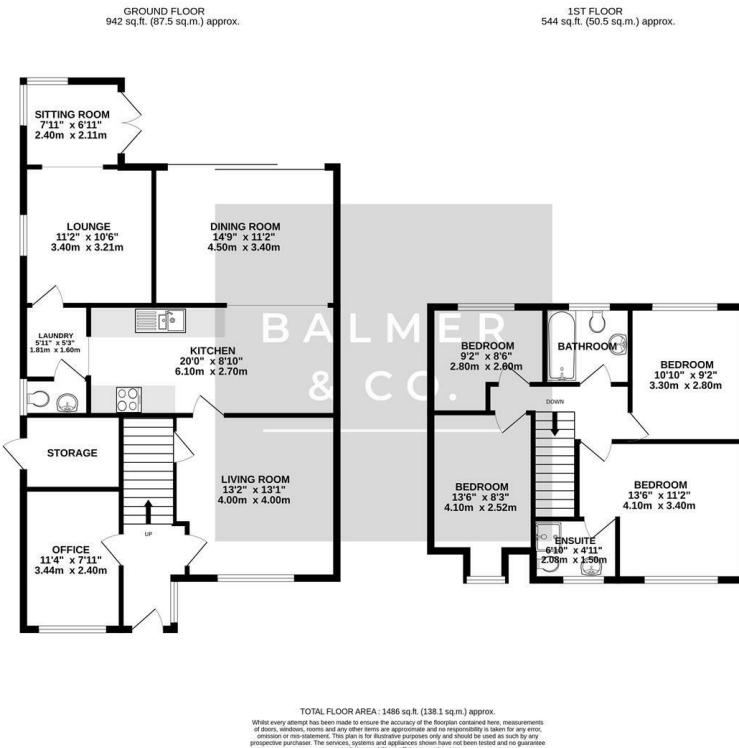
Wayfarers Drive, Tyldesley, M29 8RP

£415,000

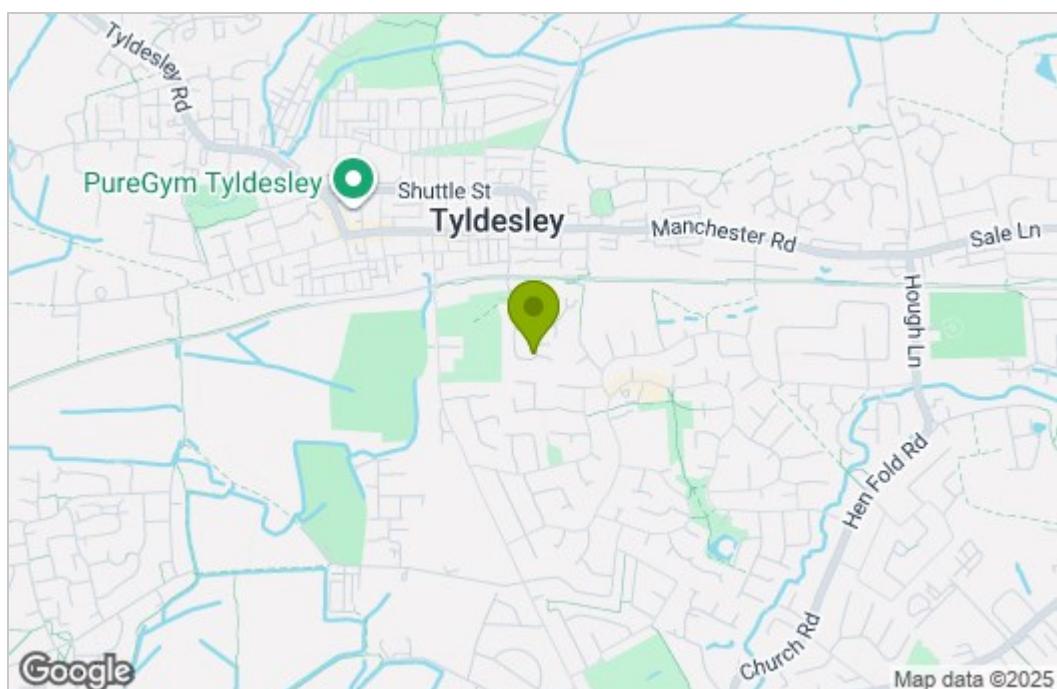


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this stunning four bedroom detached family home situated in a quiet cul-de-sac location within a popular residential location. Having been heavily extended and converted throughout, this property is immaculately presented to the market and simply must not be missed. Comprising in brief of entrance hallway, large living room with gas fireplace and surround, modern fitted kitchen/dining room with fully integrated appliances, separate dining room with bi-folding doors leading to the rear garden, stunning purpose built bar with its very own sitting area, converted garage offer extra bedroom or reception space, with a utility room and W.C, completing the ground floor. To the first floor is a large master bedroom with fitted wardrobes and ensuite shower room, three further double bedrooms, with a modern three piece family bathroom completing the accommodation on offer. Externally the property has a large driveway to the front providing ample off-road parking, whilst to the rear there is a nicely landscaped low maintenance, private garden with external storage to the side of the house. The property is ideally situated close to Tyldesley town centre and is within walking distance of the Leigh-Manchester guided busway proving easy transport into Manchester city centre. Early viewings highly recommended, all enquiries welcome.

Floor Plan



Area Map



Energy Efficiency Graph

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 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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.