



## 259 Tyldesley Road

Atherton, Manchester, M46 9AD

Offers in excess of £170,000

JonesPottsTaylor are delighted to present FOR SALE this deceptively spacious extended three bedroom mid terraced property. Situated in a popular residential location in Atherton, central to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance vestibule and hallway, living room, a separate dining room benefitting from French doors leading to the rear garden, kitchen and utility / cloakroom. To the first floor are two double bedrooms, a single bedroom and a further family bathroom with three piece suite. Outside to the front and rear are enclosed low maintenance gardens.

Viewings for this property are a must to appreciate its sought after location and living space

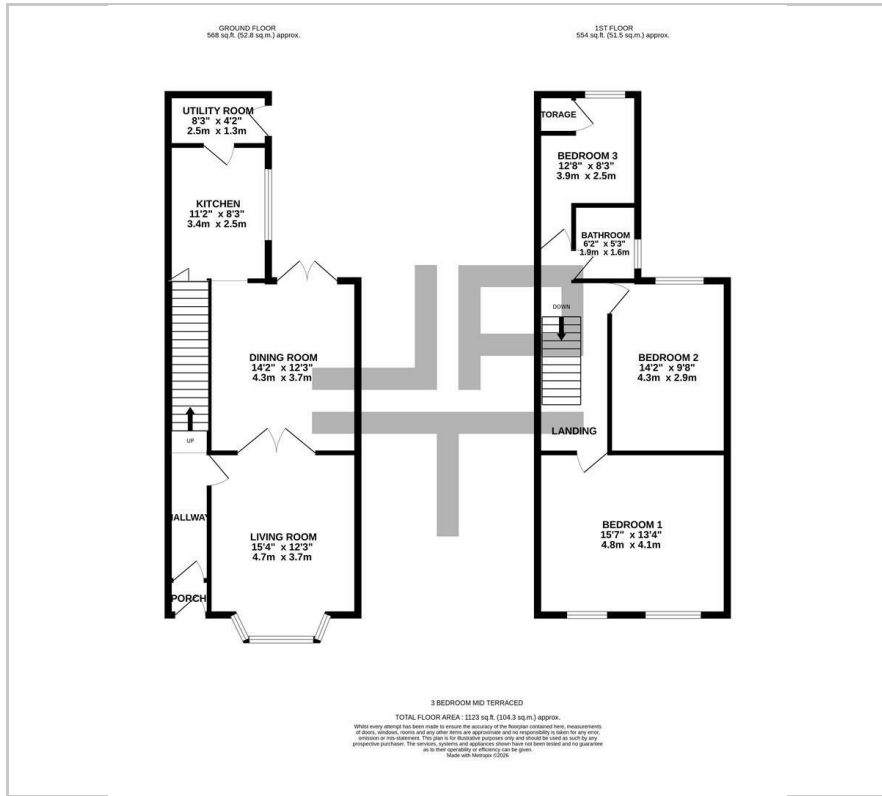
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Sought After Location
- Potential Investment Opportunity
- Two Receptions
- Private Rear Garden
- Gas Central Heating & UPVC Double Glazing



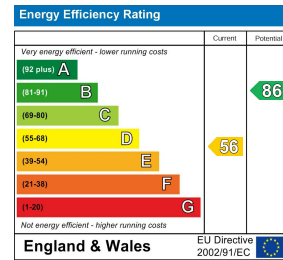
# Floor Plan



# 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.