



## 37 Crawford Avenue

Tyldesley, Manchester, M29 8ET

**£269,950**

JonesPottsTaylor are delighted to present FOR SALE this newly refurbished, extended, FOUR bedroom semi-detached bungalow. Situated in a residential area in Tyldesley, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, sitting room, dining room featuring a log burning fire, kitchen, a rear utility/study, a double bedroom, a single bedroom benefitting from fitted storage and a family bathroom with three piece suite. To the first floor is a double bedroom with ensuite, a single bedroom and a spacious landing area fit for a study or development to a single bedroom. Outside to the front and rear are enclosed, low maintenance gardens.

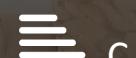
Viewings are highly recommended to fully appreciate the living space both up and downstairs.

■ No Onward Chain

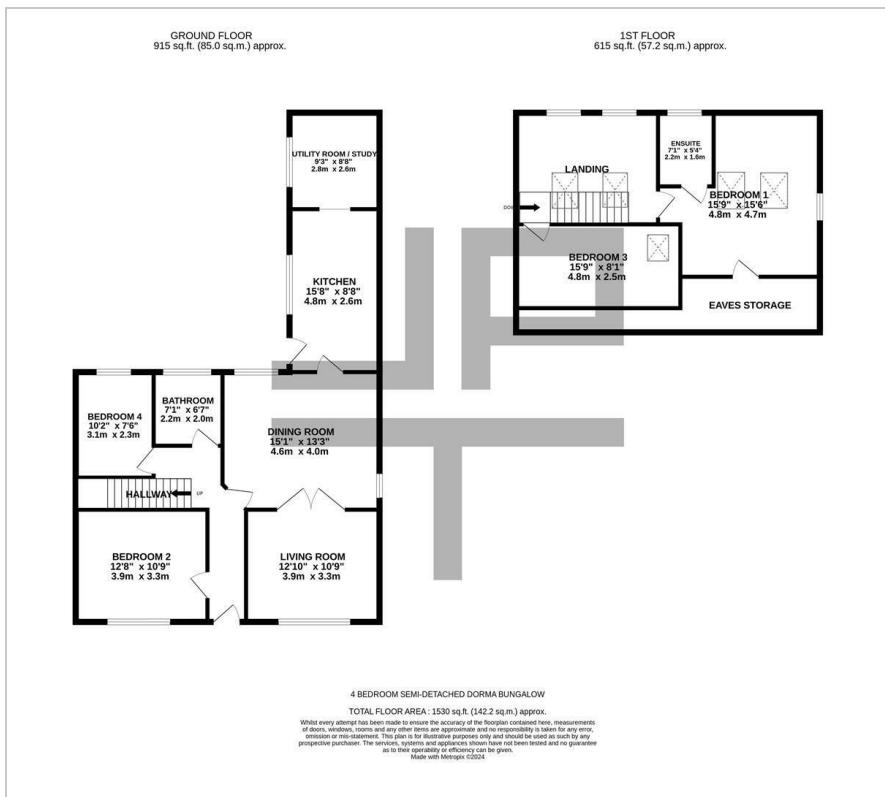
- Recently Extended & Refurbished
- Off Road Parking & Garage Option Available
- Abundant Living Space
- Potential Development Growth
- Newly Fitted Gas Central Heating & Log Burning Fire

### 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.



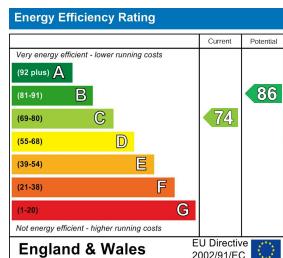
## Floor Plan



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