



9 Berryfold Way

Tyldesley, Manchester, M29 7PT

Offers in excess of £335,000

Jones Potts Taylor are delighted to present FOR SALE this spacious, three bedroom detached property. Situated in a sought after residential location in Astley, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance porch, hallway, WC, kitchen, utility room with access to an integral garage, living room, dining room and conservatory leading to the rear garden. To the first floor are two double bedrooms, a single bedroom, master benefiting from ensuite and all bedrooms benefitting from fitted wardrobes and a further three piece suite bathroom. Outside to the front is an open garden and driveway, whilst to the rear is a large enclosed, low maintenance garden.

Viewings are highly recommended to appreciate the prime location and both the living / outside space.

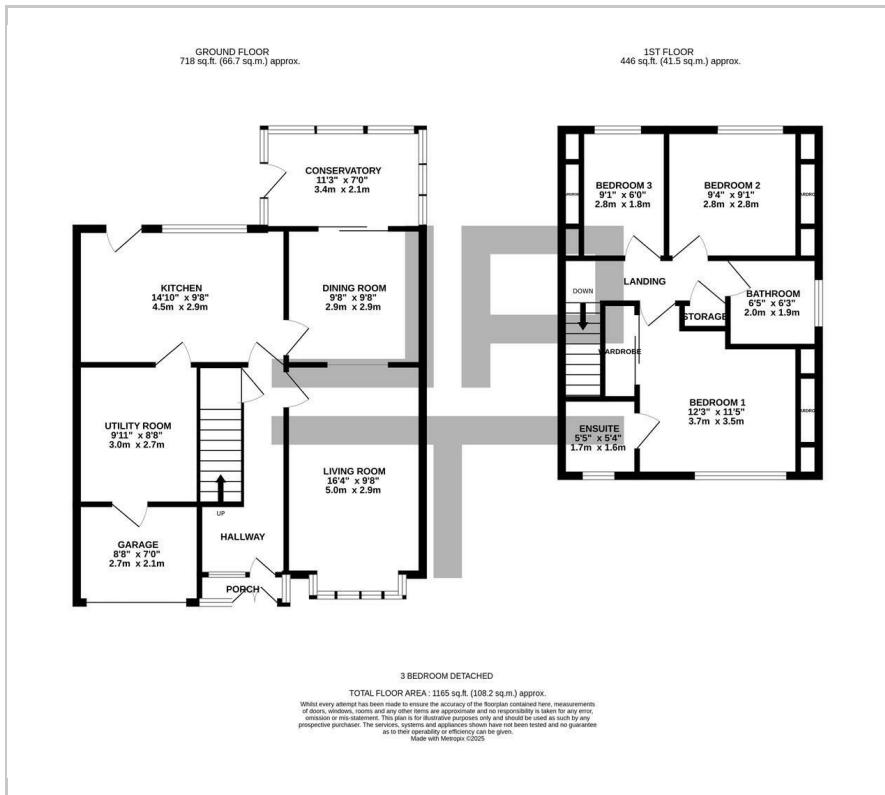
- Sought After Cul De Sac Location
- Generous Living Space
- Close To Transport And Network Links
- Freehold
- UPVC Windows And Doors
- Gas Central Heating

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

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		72	76
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.