



JONES POTTS TAYLOR



## 4 Elliott Street

Tyldesley, Manchester, M29 8JE

Offers in excess of £240,000

JonesPottsTaylor are delighted to present FOR SALE this three bedroom link-detached property. Situated in a sought after location in Tyldesley, close to both primary and secondary schools, shops and amenities. The property briefly comprises of; entrance porch, sitting room, kitchen / dining room and a conservatory with French doors leading to the rear garden. A second reception room and Utility completes the ground floor. To the first floor are two double bedrooms, a single bedroom and a further three piece family bathroom. Outside to the front is a driveway, whilst to the rear is an enclosed low maintenance, private garden.

Viewings for this property are a must, offering generous living space and garden privacy.

### Viewing

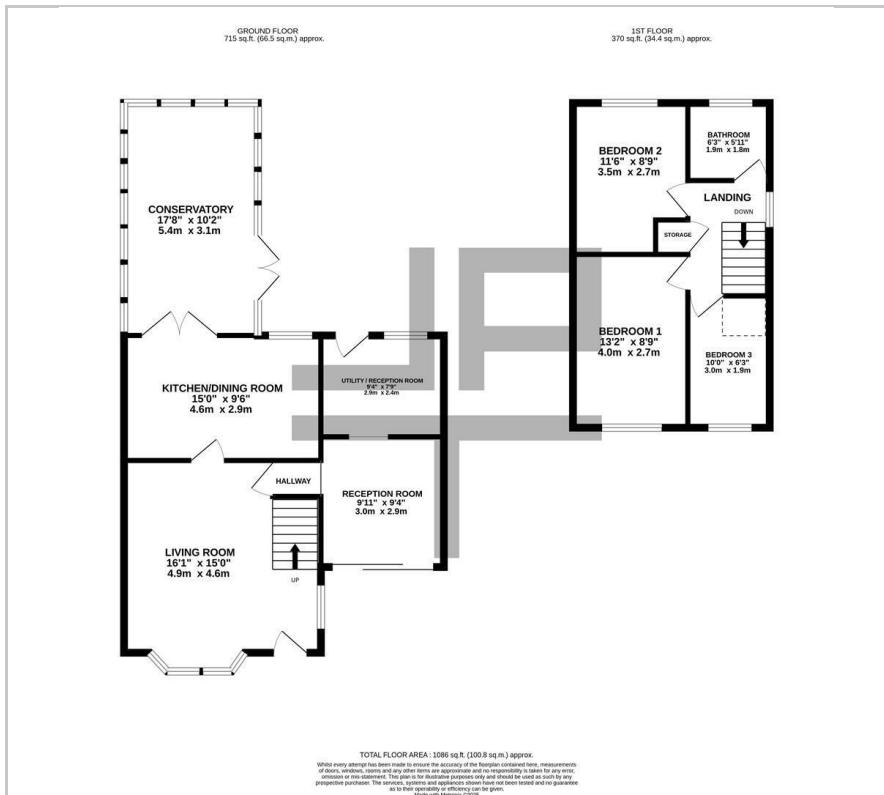
Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

#### Sought After Location

- Abundant Living Space
- Located In School Catchment Area,
- Close To Transport and Network Links
- Off Road Parking Available
- Gas Central Heating And Double Galzed UPVC Windows



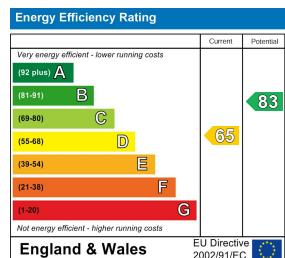
## Floor Plan



## 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.