

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Prescott Avenue, Tyldesley, M29 8WR

Offers Over £200,000

SINGLE STORY LIVING AT IT'S FINEST

Welcome to this charming property located on Prescott Avenue in the lovely area of Tyldesley, Manchester. This delightful home offers a cosy yet modern living space perfect for those seeking single-story living.

As you step inside, you are greeted by a bright and airy reception room, ideal for relaxing or entertaining guests. The property boasts two comfortable bedrooms, providing ample space for a small family or guests.

The bathroom is well-appointed and offers convenience for daily use. The single-story layout ensures easy access throughout the property, making it suitable for individuals of all ages.

Situated on a private close, this home offers a sense of tranquillity and security. The spacious driveway provides ample parking space for multiple vehicles, a rare find in such a convenient location.

Don't miss the opportunity to make this spacious and modern house your new home. Contact us today to arrange a viewing and experience the charm of Prescott Avenue for yourself.

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- Semi Detached Bungalow
- Three Piece Shower Room
- Off Road Parking
- EPC Rating: D
- Spacious Reception Room
- Single Storey Living
- Tenure Leasehold
- Two Bedrooms
- Enclosed Garden To The Rear
- Council Tax Rating: B

Ground Floor

Entrance Hall

10'3 x 8'1 (3.12m x 2.46m)

UPVC front door, central heated radiator, loft access, smoke detector, doors to two bedrooms, shower room, reception room and kitchen.

Bedroom One

12'12 x 11'1 (3.66m x 3.38m)

Two UPVC double glazed windows, central heated radiator and fitted wardrobes.

Bedroom Two

9'4 x 8'10 (2.84m x 2.69m)

UPVC double glazed window, central heated radiator and laminate flooring.

Reception Room

15'5 x 11 (4.70m x 3.35m)

Central heated radiator, laminate flooring and UPVC double glazed French doors to rear.

Shower Room

6'1 x 5'2 (1.85m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, direct feed shower enclosed, PVC elevations and vinyl flooring.

Kitchen

8'7 x 8'5 (2.62m x 2.57m)

UPVC double glazed window, central heated radiator, integrated oven with four ring gas hob and extractor hood, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, vinyl flooring and UPVC door to the rear.

External

Rear

Laid to Lawn garden with paved patio and storage.

Front

Laid to lawn garden, off road parking and access to detached garage.

Detached Garage

UPVC double glazed window, door to side and up and over garage door.



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