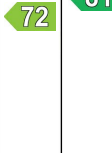



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU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

## Parnell Close, Astley Tyldesley, M29 7RW

### Offers Over £450,000

#### THE PERFECT FAMILY HOME IN A DESIRABLE LOCATION

Situated on Parnell Close, Astley Tyldesley, Manchester, this substantial detached family home offers an exceptional living experience. With four generously sized reception rooms, including a spacious living room, a delightful dining room, a cosy breakfast room, a bright conservatory, and two loft this property provides an abundance of space for both relaxation and entertaining.

The home boasts four well proportioned bedrooms, ensuring ample room for family members or guests. Each bedroom is designed to offer comfort and privacy, making it an ideal sanctuary for everyone. Additionally, the property features three bathrooms, providing convenience for busy family life.

The low maintenance exteriors of the house allow for more time to enjoy the surrounding vibrant community. Residents will appreciate the easy access to major commuter routes, making travel to nearby areas straightforward. The local community is lively, with a variety of pubs, shops, and eateries just a stone's throw away, perfect for those who enjoy a bustling neighbourhood atmosphere.

This property is truly a perfect family home, combining spacious living areas with a prime location. Whether you are looking to entertain guests or simply enjoy quality time with family, this house offers everything you need for a comfortable and enjoyable lifestyle. Don't miss the opportunity to make this wonderful home your own.

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# Parnell Close, Astley Tyldesley, M29 7RW

## Offers Over £450,000

 4  3  4  C

- Tenure Freehold
- Off Road Parking
- Abundance Of Indoor And Outdoor Space
- Easy Access To Major Commuter Routes
- Council Tax Band E
- Sought After Location
- Open Plan Kitchen/Dining And Breakfast Area
- EPC Rating C
- Viewing Essential
- Ideal Family Home

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hallway.

#### Hallway

4'3 x 3'8 (1.30m x 1.12m)

Wood effect flooring, stairs to first floor, door to reception room one and WC.

#### WC

4'11 x 3'5 (1.50m x 1.04m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, spotlights and tiled flooring.

#### Reception Room One

21'5 x 10'7 (6.53m x 3.23m)

UPVC double glazed window, two central heating radiators, coving, wood effect flooring, living flame gas fire, television point, UPVC double glazed sliding doors to conservatory and door to breakfast area.

#### Breakfast Area

10'2 x 5'7 (3.10m x 1.70m)

Central heating radiator, wood effect flooring, open access to kitchen and open access to reception room two.

#### Kitchen

12'4 x 9'10 (3.76m x 3.00m)

UPVC double glazed window, range of panel wall and base units, oven and grill in a high rise unit, five ring gas hob, tiled splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, fridge freezer, tiled floor and hard wood frosted door to conservatory.

#### Reception Room Two

14'4 x 11'5 (4.37m x 3.48m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to utility.

#### Utility

11'5 x 6'4 (3.48m x 1.93m)

UPVC double glazed window, central heating radiator, plumbed for washing machine, dryer, laminate work top with base units, wall mounted boiler, stainless steel sink and drainer with mixer tap, tiled floor and UPVC double glazed frosted door to rear.

#### Conservatory

12'9 x 12'5 (3.89m x 3.78m)

Mostly UPVC double glazed windows, pitched polycarbonate roof, storage heater, wood effect flooring, television point and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Loft access ( with two lofts ), smoke alarm, central heating radiator, doors to four bedrooms and bathroom.

### Bedroom One

14' x 11'4 (4.27m x 3.45m)

UPVC double glazed French doors to a Juliet balcony, central heating radiator, door to en suite and fitted wardrobes.

#### En Suite

8'7 x 4'4 (2.62m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower with rinse head, tiled elevation, extractor fan, PVC panel ceiling, loft access, extractor fan, spotlights, tiled floor and illuminated mirror.

### Bedroom Two

10'10 x 10'7 (3.30m x 3.23m)

UPVC double glazed window, central heating radiator and door to en suite.

#### En Suite

8'7 x 4'4 (2.62m x 1.32m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed direct feed shower with rinse head, part tiled elevation, tiled floor and extractor fan.

### Bedroom Three

10'4 x 9'10 (3.15m x 3.00m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

10'7 x 7'11 (3.23m x 2.41m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

8'2 x 5'9 (2.49m x 1.75m)

Central heating radiator, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, part tiled elevation, extractor fan and wood effect flooring.

### External

#### Rear

Artificial grass and paving.

#### Front

Laid to lawn garden, block paved drive for off road parking for numerous vehicles.



Tel: 01617939622

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