



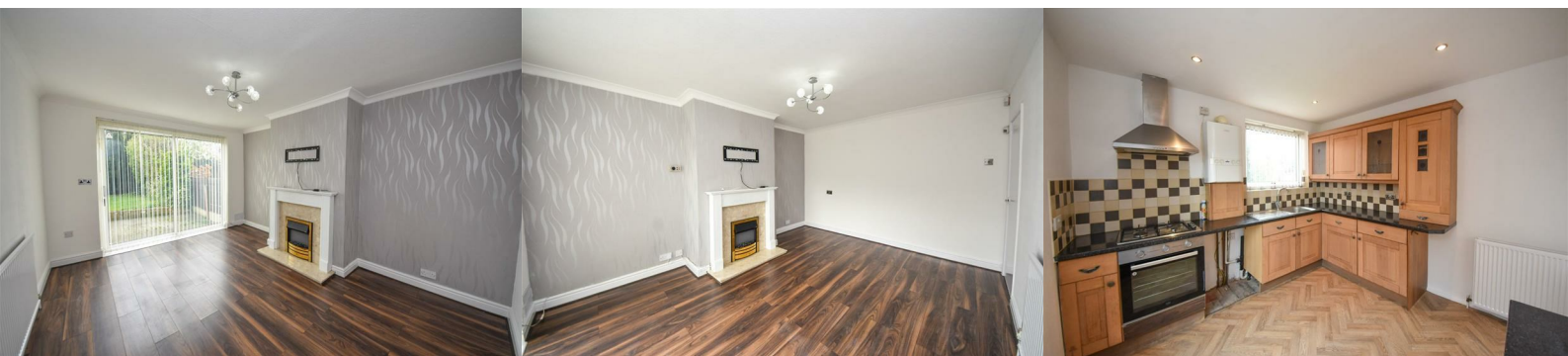
## 20 Laburnum Grove

Tyldesley, Manchester, M29 8PL

**Offers In The Region Of £245,000**



**\*\*\*PRICED TO SELL FOR MOTIVATED VENDOR\*\*\*** Sapphire Homes are delighted to offer For Sale this well maintained and deceptively spacious 3/4 bedroom semi detached dormer bungalow that is positioned within a quiet cul de sac setting in a sought after location and offers close proximity to local schools, amenities and transport links for those requiring access to commuter links. In brief, the accommodation comprises a welcoming entrance / hallway which leads into a well lounge with feature fire and doors leading to the rear garden, a modern fitted kitchen and there is a family bathroom with modern three piece suite in white with shower over bath. The hallway also provides access to large bay fronted bedroom with build in cupboard and there is a further bedroom or additional reception room to the front elevation. To the first floor there is a generous landing area which provides access to two further bedrooms and there is storage to the eaves area. The property is warmed by Gas Central Heating and also benefits from a modern tasteful décor and UPVC double glazing throughout. Externally, there is ample off road parking to the side elevation which leads to a detached garage and front gardens has a lawn area, planted borders and brick perimeter. To the rear elevation there is a block paved patio area, established lawn, well stocked borders, shed offering useful garden storage and perimeter fencing. The property is perfectly suited to a couple or family and early internal viewing is encouraged to appreciate in full. Offered to market with No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Bathroom

Reception 2 / Bedroom 4

Bedroom 1

FIRST FLOOR

Landing

Bedroom 2

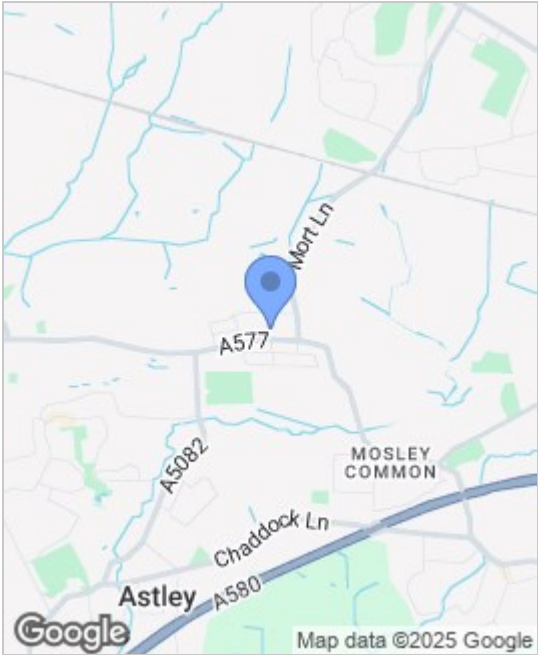
Bedroom 3

EXTERNAL

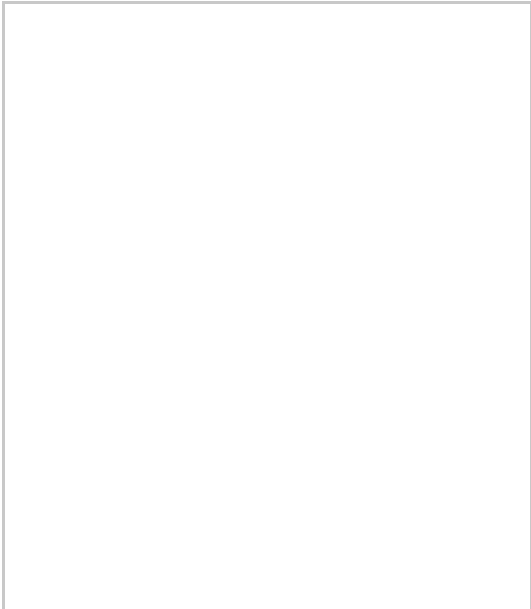
Detached Garage

Rear Garden

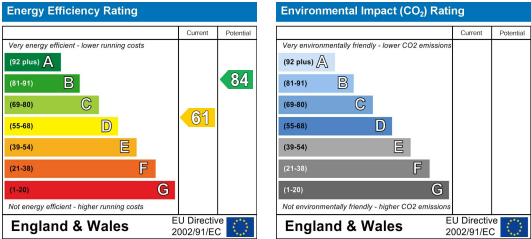
Area Map



Floor Plans



Energy Efficiency Graph



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