



**smoothmove**  
property



## 6 Shearwater Avenue Tyldesley, Manchester, M29 7TB

SMOOTHMOVE PROPERTY, TYLDESLEY are delighted to bring to the sales market this fantastic THREE bedroom SEMI DETACHED property in a PRIME LOCATION. Situated just a short walk to the popular V1/V2 guided BUSWAY and within the CATCHMENT AREA of highly regarded primary and high SCHOOLS, this lovely FAMILY HOME is a must see.

In brief the property comprises; Entrance hall. SPACIOUS LOUNGE. Fitted KITCHEN open to the DINING ROOM and an EXCEPTIONALLY large CONSERVATORY/ SECOND RECEPTION to the rear. The upper floor boasts three good size bedrooms (two doubles and a single), with EN-SUITE to the master and a further modern family bathroom. To the rear of the property you will find a PRIVATE, LOW MAINTANCE SOUTH FACING GARDEN and to the front a good size DRIVEWAY for off-road parking and a garden area with established shrubs and borders. Gas central heating and double glazing complete the package.

\*\*\*EPC TO FOLLOW\*\*\*\*

**£209,950**

# 6 Shearwater Avenue

Tyldesley, Manchester, M29 7TB



- THREE BED SEMI-DETACHED
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- NO CHAIN
- EN-SUITE TO MASTER
- MODERN FAMILY BATHROOM
- SOUGHT AFTER AREA
- THREE RECEPTION ROOMS
- BLOCK PAVED DRIVEWAY
- WITHIN WALKING DISTANCE OF GUIDED BUSWAY

## Entrance hall

Upvc entrance door opening into entrance hall. Door through lounge. Wood laminate flooring. central heating radiator.

## Lounge

14'5" x 15'5" (4.4 x 4.7)

Spacious lounge with feature fireplace, wood laminate flooring, central heating radiator and double glazed window to the front. Staircase to the upper floor. Door through to kitchen.

## Kitchen

8'6" x 7'6" (2.6 x 2.3)

Fully fitted kitchen with a range of wall and base units. Complementary work surfaces and splashback. Integrated appliances include a four ring gas hob, electric oven, overhead extractor and fridge/freezer. Plumbed for a washing machine. Stainless steel sink and drainer with chrome mixer tap. Wood laminate flooring. Double glazed window to the rear. Archway through to dining room.

## Dining room

8'6" x 15'5" (2.6 x 4.7)

Generous dining area with French doors through to the conservatory. Wood laminate flooring. Central heating radiator. Archway through to the kitchen.

## Conservatory

13'5" x 16'0" (4.1 x 4.9)

Large conservatory to the rear with French doors onto the garden. Upvc panelled roof with ceiling spotlights. Wood laminate flooring. Central heating radiator.

## Bedroom 1

12'1" x 8'10" (3.7 x 2.7)

Beautifully presented master bedroom with fitted carpet, central heating radiator and double glazed window to the rear. Door through to en-suite.

## Bedroom 2

8'10" x 7'10" (2.7 x 2.4)

Double bedroom to the front aspect with wood laminate flooring, central heating radiator and double glazed window.

## Bedroom 3

5'10" x 7'10" (1.8 x 2.4)

Single bedroom with wood laminate flooring, double glazed window to the front and central heating radiator.

## En-suite

8'10" x 3'3" (2.7 x 1.0)

Three piece white suite comprising of low level WC, pedestal wash basin and shower cubicle with chrome mixer shower. Fully tiled walls. Tiled flooring. Double glazed window to the rear. Chrome heated towel warmer.

## Bathroom

6'2" x 5'2" (1.9 x 1.6)

Modern family bathroom with white suite comprising of low level WC, pedestal wash basin and panelled bath with chrome mixer shower over. Tiled flooring and fully tiled walls. Ceiling spotlights. Chrome heated towel warmer. Double glazed window to the side.

## Landing

9'10" x 5'10" (3.0 x 1.8)

Spacious landing providing access to all upper floor accommodation. Fitted carpet. Access to loft.

## Rear garden

Well maintained, low maintenance rear garden. Fully paved with well stocked planted borders. Gated access to the front aspect. Wooden storage shed.

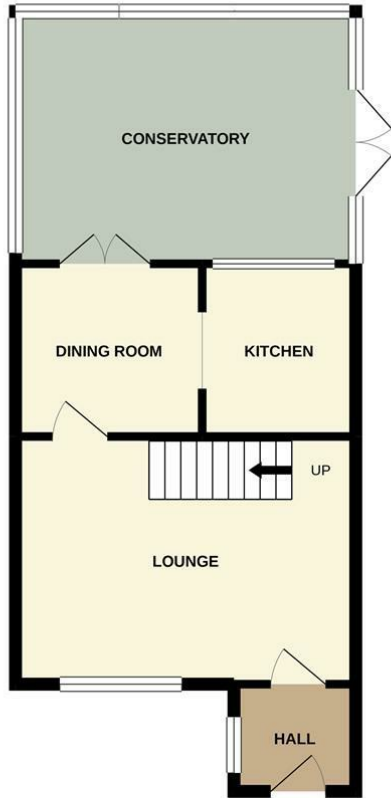
## Front aspect

Large double blocked driveway for off road parking. Attractive, planted border with established trees and shrubs.



# Floor Plan

GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mergex v2021



## Directions

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.

