



smoothmove
property



6 Lark Field Close Tyldesley, Manchester, M29 7ST

SMOOTHMOVE PROPERTY, TYLDESLEY are proud to present FOR SALE this beautiful THREE BEDROOM, DETACHED family home. Situated in a sought after area of Astley, the property is ideally located for local amenities and transport links and is also WITHIN WALKING DISTANCE of Ofsted highly rated SCHOOLS.

This immaculately presented property, is simply in MOVE IN CONDITION and briefly comprises of: Entrance hall, downstairs cloaks/WC, SPACIOUS LOUNGE, with a modern KITCHEN/DINER to the rear. To the upper floor are three well proportioned bedrooms, with the master benefiting from an EN-SUITE shower room. A MODERN FAMILY BATHROOM completes the accommodation on offer.

Externally, a large DRIVEWAY leads to a DETACHED GARAGE with laid to lawn gardens to both the front and rear.

Upvc double glazing throughout and gas central heating.

Offers in excess of £250,000

6 Lark Field Close

Tyldesley, Manchester, M29 7ST



- BEAUTIFUL DETACHED PROPERTY
- MODERN KITCHEN/DINER
- DETACHED GARAGE
- CLOSE TO SCHOOLS
- 3 BEDROOMS
- DOWNSTAIRS CLOAKS/WC
- LARGE DRIVEWAY
- EN-SUITE TO MASTER BEDROOM
- PRIVATE REAR GARDEN
- SOUGHT AFTER AREA

Entrance Hallway

Composite entrance door opening into entrance hallway. Staircase leading to upper floor. Doors through to lounge and downstairs cloaks/WC. Wood effect vinyl flooring. Central heating radiator.

Downstairs cloaks/WC

Modern two piece white suite comprising of low level WC and pedestal hand wash basin with splashback tiling. Wood effect vinyl flooring. Central heating radiator. Double glazed window to the front aspect.

Lounge

14'10" x 12'5" (4.53 x 3.80)

Spacious, bright and airy lounge. Wood effect vinyl flooring. Double glazed window to the front. Central heating radiator. Door through to kitchen.

Kitchen/ Diner

15'8" x 9'10" (4.80 x 3.00)

Fully fitted kitchen with a range of wall and base units. Complementary work surfaces. Integrated appliances include gas hob, electric oven overhead extractor, fridge freezer and dishwasher. Plumbed for washing machine. 1.5 bowl stainless steel sink and drainer with chrome mixer tap. Wood effect vinyl flooring. Double glazed window to the rear. Double French doors to rear garden. Under stairs storage cupboard. Ceiling spotlights.

Stairs and landing

Landing providing access to all upper floor accommodation. Fitted carpet. Double glazed window to the side. Airing cupboard.

Master Bedroom

12'5" x 9'3" (3.80 x 2.83)

Generous master bedroom, which is a good size double with ample space for freestanding or fitted furniture. Neutral fitted carpet. Central heating radiator. Double glazed window to the front. Door through to en-suite.

En-suite

6'6" x 4'5" (2.00 x 1.37)

Modern three piece white suite comprising of low level WC, wash basin and shower cubicle with chrome mixer shower. Part tiled walls and vinyl flooring. Chrome heated towel warmer. Double glazed window to the front aspect.

Second Bedroom

9'3" x 8'4" (2.84 x 2.55)

Double bedroom to the rear aspect. Fitted carpet. Central heating radiator. Double glazed window to the rear.

Third bedroom

8'4" x 6'2" (2.55 x 1.90)

Single bedroom to the rear aspect. Fitted carpet. Central heating radiator. Double glazed window.

Family Bathroom

6'9" x 6'2" (2.07 x 1.90)

Modern three piece white suite comprising of low level WC, pedestal wash basin and panel bath with handheld chrome shower. Part tiled walls and vinyl flooring. Chrome heated towel warmer. Double glazed window to the side.

Front aspect

Laid to lawn front garden, with tarmac driveway for multiple cars leading to the detached garage at the rear.

Rear garden

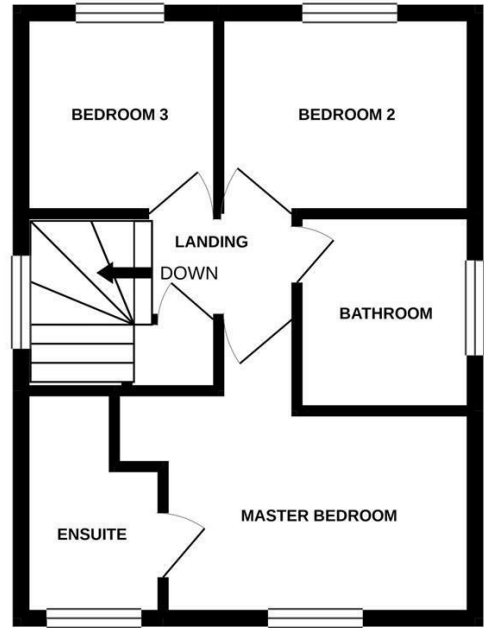
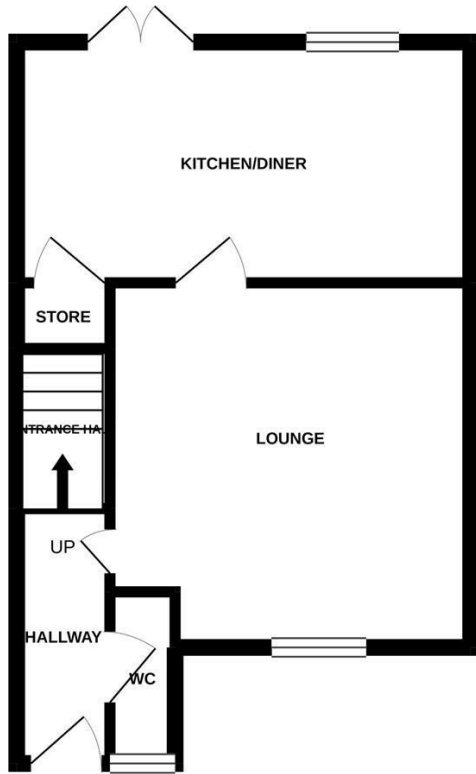
The private rear garden comprises of a laid to lawn garden, leading to play area and decked seating area for entertaining. Gated access to the driveway to the side.

Detached garage

Detached garage of brick built construction, with up and over door, power and lighting.



Floor Plan



Directions

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