



smoothmove
property



12 Parkdale

Tyldesley, Manchester, M29 7DR

SMOOTHMOVE PROPERTY are proud to present FOS SALE this simply STUNNING, FOUR BED detached property. Located at the head of a quiet CUL-DE-SAC, this beautiful home is located in a highly SOUGHT AFTER AREA of Astley within walking distance of local schools, amenities and has excellent transport links.

The accommodation offers a MODERN LAYOUT and is in MOVE IN CONDITION, briefly comprising of: Spacious entrance hallway, LOUNGE, downstairs cloaks/WC and a large open plan KITCHEN/ DINING ROOM to the rear with centre island and BI-FOLDING DOORS onto the rear garden. To the upper floor are four GOOD SIZE BEDROOMS, with an EN-SUITE to the master and a further FOUR PIECE family bathroom.

Externally the property boasts a fantastic, LANDSCAPED GARDEN to the rear with artificial lawn and a raised composite decked area for entertaining. The front aspect offers a LARGE DRIVEWAY providing parking for multiple vehicles.

EARLY VIEWING IS HIGHLY RECOMMENDED!

Offers over £370,000

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- MODERN DETACHED PROPERTY
- OPEN PLAN KITCHEN/ DINER WITH CENTRE ISLAND
- CONTEMPORARY BATHROOM
- SOUGH AFTER AREA
- FOUR BEDROOMS
- LANDSCAPED REAR GARDEN
- DOWNSTAIRS CLOAKS/WC
- SPACIOUS LOUNGE
- EN-SUITE TO MASTER
- CUL-DE-SAC POSITION

Entrance hallway

6'2" x 13'1" (1.9 x 4.0)

Rock door entrance into spacious hallway with neutral decor and wood laminate flooring. Staircase to the upper floor. Doors through to the lounge, kitchen/ diner and downstairs cloaks/WC. Central heating radiator. Under stairs storage cupboard.

Lounge

14'1" x 13'1" (4.3 x 4.0)

Elegant lounge to the front aspect with fitted carpet and neutral decor. Feature wood panelling to the walls and built in media wall. Central heating radiator. Double glazed window.

Kitchen/ dining room

23'7" x 10'5" (7.2 x 3.2)

Beautiful open plan kitchen/ family dining room to the rear with bi-folding doors opening onto the garden. Modern fully fitted kitchen with centre island and breakfast bar seating. Range of wall and base units with complementary work surfaces. Integrated appliances include electric oven, microwave, electric hob with overhead extractor, fridge/freezer, dishwasher, washing machine and wine cooler. Ceramic sink and drainer unit with chrome mixer tap. Wood laminate flooring throughout. Central heating radiator. Ceiling spotlights. Double glazed window to the rear.

Downstairs cloaks/ WC

3'11" x 6'2" (1.2 x 1.9)

Modern two piece white suite comprising of low level WC, and hand wash basin. Complementary splashback tiling. Ceiling spotlights. Double glazed window to the side aspect. Wood laminate flooring. Wall mounted central heating boiler.

Master bedroom

9'6" x 12'9" (2.9 x 3.9)

Spacious master bedroom to the front aspect. A good size double with ample space for freestanding or fitted furniture. Fitted carpet and neutral decor. Central heating radiator. Double glazed window. Ceiling spotlights. Door through to the en-suite shower room.

En-suite

3'3" x 9'6" (1.0 x 2.9)

Three piece white suite comprising of low level WC, wash basin and double walk in shower cubicle with electric shower. Part tiled walls. Wood laminate flooring. Double glazed window to the side aspect. Chrome heated towel warmer.

Bedroom 2

10'2" x 10'2" (3.1 x 3.1)

Large double bedroom to the rear aspect with neutral decor, fitted carpet, central heating radiator and double glazed window.

Bedroom 3

9'10" x 14'5" (3 x 4.4)

Currently used as a dressing room, this room offers a range of fitted wardrobes. These could easily be removed to create a good size double bedroom. Fitted carpet and neutral decor. Central heating radiator. Double glazed window to the rear. (Measurements into the L shape).

Bedroom 4

8'6" x 9'2" (2.6 x 2.8)

Another good size bedroom to the front aspect which would accommodate a single bed and additional freestanding or fitted furniture. Fitted carpet and neutral decor. Central heating radiator. Double glazed window.

Family bathroom

10'5" x 6'2" (3.2 x 1.9)

Contemporary family bathroom with a four piece white suite comprising of low level WC, wash basin inset in vanity unit, panelled bath and double walk in shower cubicle with chrome mixer shower with rainfall head. Part tiled walls and flooring. Ceiling spotlights. Double glazed window to the side.

Stairs/ landing

12'9" x 2'11" (3.9 x 0.9)

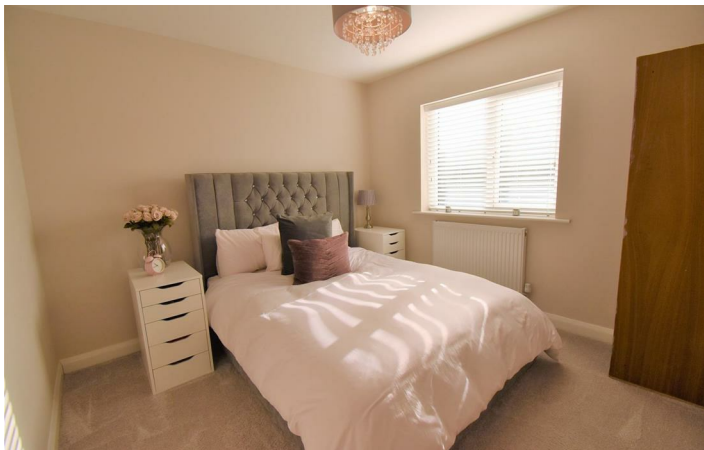
Staircase leading to the landing providing access to all upper floor accommodation. Fitted carpet. Double glazed window to the side. Access to part boarded loft with ladder and lighting.

Rear garden

Stunning South facing rear garden, fully landscaped with large Indian stone paved patio area leading onto a large artificial lawn. A further composite decked area with stylish pergola provides a perfect place to entertain. Gated access to the side of the property. Outside tap.

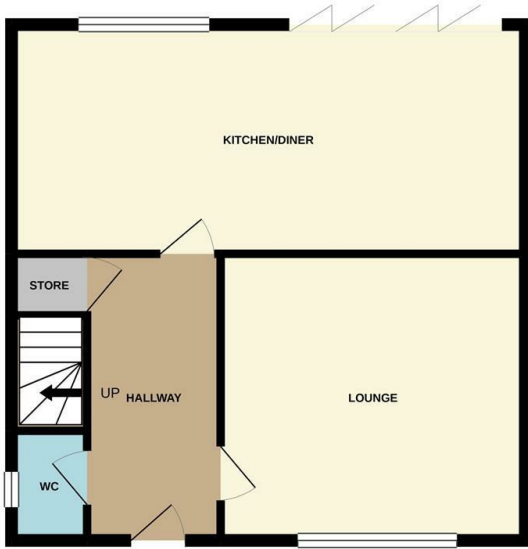
Front aspect

Superb corner plot position, at the head of a quiet cul-de-sac. Large driveway offering parking for multiple vehicles, with well stocked planted borders to the perimeter.



Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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Directions

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