



smoothmove
property



1 Merlewood Drive Tyldesley, Manchester, M29 7PG

SMOOTHMOVE PROPERTY welcome to the sales market this SPACIOUS, THREE BEDROOM link DETACHED property. Occupying a generous corner plot position, this ideal family home is located in a HIGHLY SOUGHT AFTER area of Astley within the CATCHMENT AREA of popular primary and high schools. Local amenities and excellent transport links including the V1 guided busway can also be found close by.

The well presented accommodation briefly comprises of: Welcoming entrance hall, downstairs cloaks/WC, SPACIOUS LOUNGE, separate DINING ROOM with French doors onto the rear garden, and a modern fully fitted kitchen. To the upper floor are THREE GENEROUS bedrooms (two doubles and a single) and a CONTEMPORARY FAMILY BATHROOM.

Externally, the property boasts a SOUTH FACING laid to lawn rear garden, with large patio area for entertaining. The front offers a further laid to lawn garden, and a LARGE DRIVEWAY offering parking for multiple vehicles leading to the GARAGE. The garage presents a fantastic opportunity for a full conversion, or even scope for two storey extension to create a fourth bedroom (subject to planning permission).

Gas central heating and double glazing throughout completes the package.

Early viewing highly recommended!

Offers over £260,000

1 Merlewood Drive

Tyldesley, Manchester, M29 7PG



- THREE BEDROOMS
- MODERN FITTED KITCHEN
- DRIVEWAY & GARAGE
- SOUGHT AFTER AREA
- DETACHED FAMILY HOME
- CONTEMPORARY BATHROOM
- DOWNSTAIRS CLOAKS/WC
- TWO RECEPTION ROOMS
- LARGE FRONT & REAR GARDENS
- CLOSE TO SCHOOLS

Entrance hall

7'6" x 5'6" (2.3 x 1.7)

Hardwood front door opening into hallway. Staircase leading to upper floor. Wood laminate flooring. Central heating radiator. Doors through to downstairs cloaks/WC and lounge.

Lounge

15'1 x 13'10 (4.60m x 4.22m)

Welcoming lounge with modern feature fireplace. Wood laminate flooring. Central heating radiator. Double glazed window to the front aspect. Doors through to the kitchen and dining room.

Dining room

9'10 x 10'10 (3.00m x 3.30m)

Family dining room with French doors opening onto the rear garden. Wood laminate flooring. Central heating radiator.

Kitchen

8' x 10'10 (2.44m x 3.30m)

Modern fully fitted kitchen offering a range of wall and base units, with complementary work surfaces and tiled splashback. Integrated appliances include electric oven, microwave, 4 ring gas hob with overhead chimney style extractor. Space for freestanding fridge freezer. Space and plumbing for a washing machine and dishwasher. Wood laminate flooring. Double glazed window to the rear. Ceiling spotlights. Under stairs storage cupboard. Hardwood door to the garden.

Master bedroom

10'10 x 13'10 (3.30m x 4.22m)

Spacious master bedroom with ample space for freestanding or fitted furniture. Wood laminate flooring. Double glazed window to the front aspect. Central heating radiator.

Bedroom 2

11'10 x 10'10 (3.61m x 3.30m)

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

Bedroom 3

7'10 x 9'0 (2.39m x 2.74m)

Good size single bedroom to the front aspect, which easily accommodates additional freestanding/ fitted furniture. Wood laminate flooring. Central heating radiator.

Family bathroom

6'11 x 7'10 (2.11m x 2.39m)

Beautiful three piece family bathroom comprising of low level WC, pedestal wash basin and panel bath with chrome electric shower over. Glass shower screen. Contemporary floor and wall tiling. Chrome heated towel warmer. Double glazed window to the rear aspect. Ceiling spotlights.

Stairs/ landing

7'2" x 7'10" (2.2 x 2.4)

Staircase leading to light and airy landing providing access to all upper floor accommodation. Neutral fitted carpet and double glazed window to the side. Airing cupboard for storage and access to boarded loft with ladder and lighting.

Downstairs cloaks/WC

5'2" x 4'3" (1.6 x 1.3)

Modern two piece white suite comprising of low level WC and hand wash basin inset in vanity unit. Splashback tiling. Wood laminate flooring. Central heating radiator. Double glazed window to the side aspect.

Rear garden

Large South facing rear garden, mainly laid to lawn with paved patio .

Garage

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

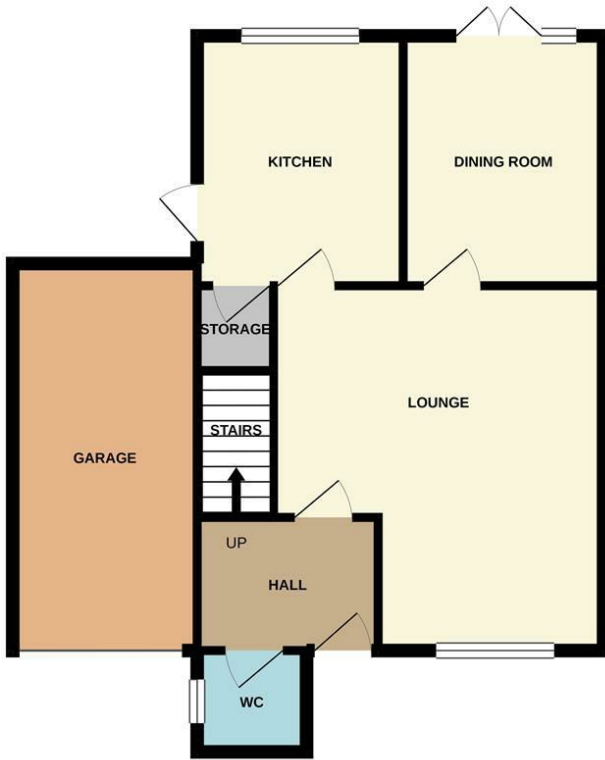
Front aspect

Large corner plot, set well back from the roadside. Large paved driveway for off road parking. Laid to lawn gardens.



Floor Plan

GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

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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