



Bourton Court, Tyldesley M29 8QR

Offers Over £325,000

This charming 3-bedroom detached bungalow is located in Tyldesley, a town known for its convenient transport links and proximity to the East Lancashire Road (A580). Situated close to bus routes, commuting to nearby areas is a breeze. The bungalow features a spacious lounge/dining room, providing ample space for relaxation and entertaining guests. The open-plan layout creates a bright and welcoming atmosphere, perfect for hosting gatherings or enjoying family time. One of the highlights of this property is its beautiful rear garden, which offers a private and serene outdoor space.

The garden is thoughtfully designed and not overlooked, providing a peaceful retreat where you can unwind and enjoy the outdoors. In addition to the stunning garden, the property boasts a detached garage, providing secure storage space and convenient parking. The driveway allows for additional off-road parking. Overall, this 3-bed detached bungalow in Tyldesley offers a comfortable and convenient living space, with its well-appointed rooms, attractive rear garden, detached garage, and easy access to transportation routes. It presents a fantastic opportunity to own a lovely home in a desirable location.

- Detached Bungalow
- Detached Garage
- Beautiful Rear Garden
- Driveway
- Excellent Location
- Close To Bus Routes

Hallway

12' 0" x 15' 2" (3.662m x 4.631m) UPVC double glazed door to front, 2 x ceiling light point, wall mounted radiator, storage cupboard, carpeted flooring.

Lounge

10' 7" x 15' 7" (3.219m x 4.760m) Wooden door, ceiling light point, wall mounted radiator, 2 x UPVC double glazed window to front 1 bow and 1 normal window, carpeted flooring.

Kitchen

11' 5" x 12' 0" (3.489m x 3.656m) UPVC double glazed door to rear, spotlights, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, gas hob and electric hob, space for washing machine, integrated fridge freezer, roll top work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled walls.

Dining Room

11' 5" x 8' 5" (3.483m x 2.577m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom One

10' 10" x 9' 8" (3.305m x 2.938m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

Bedroom Two

9' 4" x 8' 4" (2.855m x 2.552m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

9' 6" x 8' 4" (2.895m x 2.552m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring, fitted wardrobes.

Bathroom

9' 3" x 7' 3" (2.824m x 2.217m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall mounted basin, WC, walk in shower with sliding door, tiled walls.



Outside

Front

Driveway, lawn, bedding plants.

Rear

Wrapping round to the side, green house, patio area, lawn, mature bedding, backing onto trees.

Garage

Up and over door, detached from property.

Tenure

Freehold

Council Tax Band

C



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.





Energy performance certificate (EPC)

7 Bourton Court Tyldesley MANCHESTER M29 8QR	Energy rating C	Valid until: 25 May 2033 Certificate number: 2766-3027-7205-4727-1200
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Property type	Detached bungalow
Total floor area	78 square metres

Rules on letting this property

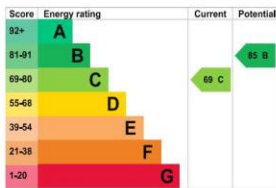
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

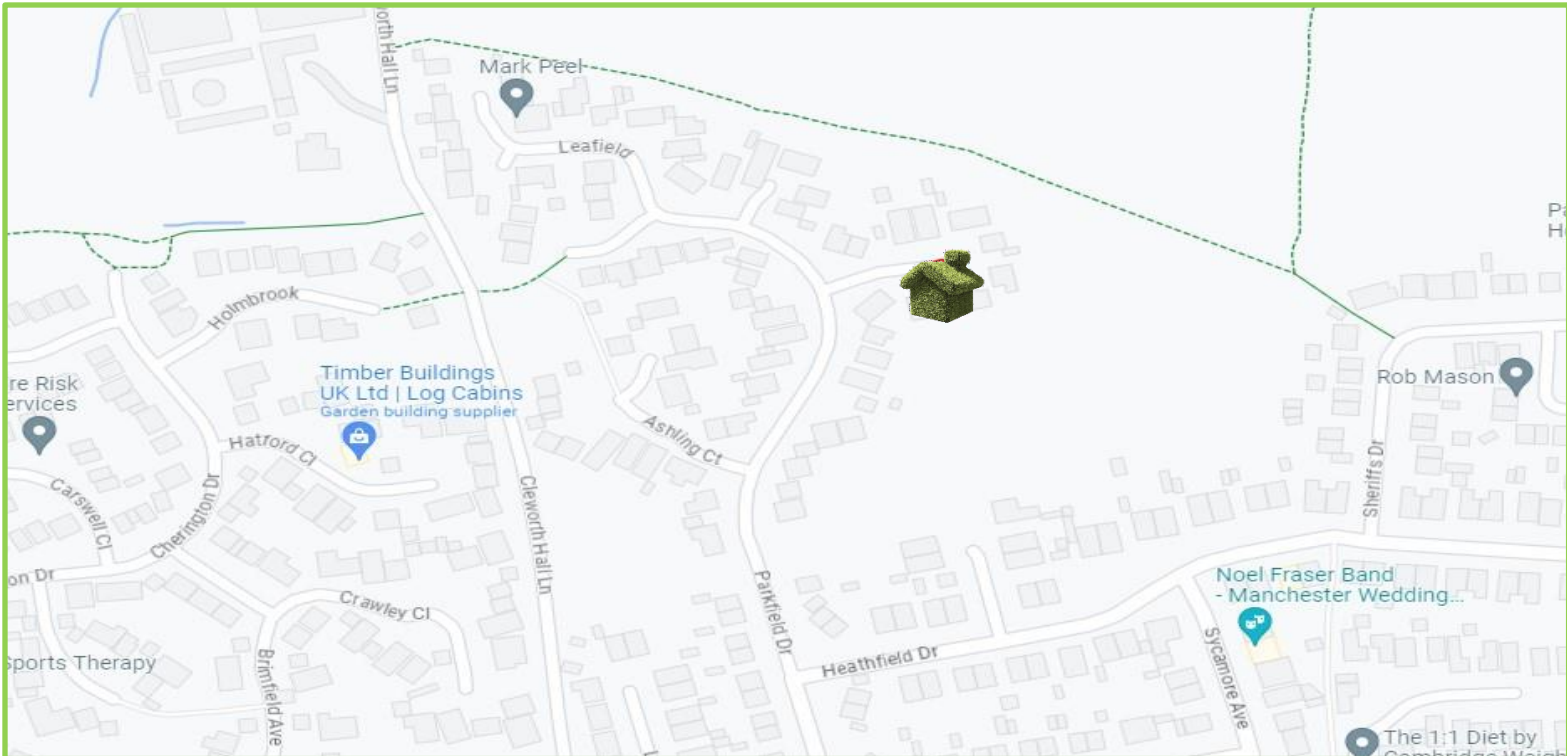


The graph shows this property's current and potential energy rating.

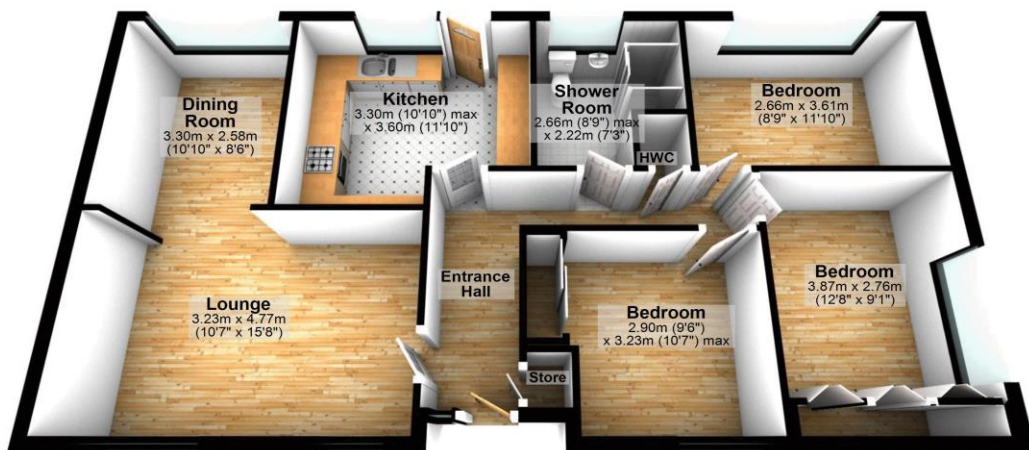
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Ground Floor



Total area: approx. 80.8 sq. metres (869.9 sq. feet)

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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