



Manchester Road, Tyldesley M29 8YT

This fantastic DETACHED property situated on Manchester Road, Tyldesley boasts GENEROUS BEDROOM SIZES, GREAT VIEWS TO THE REAR, a SPACIOUS REAR GARDEN, TWO EN-SUITE BATHROOMS and TWO RECEPTION ROOMS in addition to the SPACIOUS KITCHEN BREAKFAST ROOM making it an IDEAL FAMILY HOME. To the ground floor the property benefits from an initial entrance hallway with adjacent utility and wc. This leads through to a central hallway from which the dining room, lounge and kitchen breakfast room branch off. Occupying an elevated position overlooking Astley, the property benefits from great views to the rear which can be enjoyed from the lounge, dining room and master bedroom. Finished with a neutral palette the property provides a great blank canvas for the buyer to really make their own. To the first floor, there are three generous bedrooms with en-suite shower to the master and a spacious family bathroom with bath and separate shower. A full staircase leads to the second floor, where a spacious double bedroom with velux windows can be found. This bedroom benefits from an en-suite bathroom containing wc and wash hand basin. Externally, a brick paved driveway to the front provides ample parking and to the rear there is a spacious garden with lawn and planted beds, ideal for families. The property is conveniently positioned for local schools such as St Georges and Garrett Hall Primary Schools and Fred Longworth High School. Shops, restaurants and leisure facilities are within easy reach in Tyldesley along with the V1 and V2 guided busway.

Offers Over £330,000

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY AND WC
- TWO ENSUITE SHOWER ROOMS
- DECKED BALCONY
- SPACIOUS DRIVEWAY

Hallway

7' 11" x 4' 5" (2.402m x 1.358m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, window to door UPVC double glazed to front, wooden floorboards.

Lounge

12' 5" x 14' 7" (3.794m x 4.455m) Door to hall, dropped ceiling with spotlights, wall mounted radiator, UPVC double glazed windows to rear and side elevation, wooden floor.



Dining Room

12' 5" x 9' 5" (3.794m x 2.866m) French doors to rear, ceiling light point, wall mounted radiator, wooden flooring.



Kitchen

14' 1" x 12' 1" (4.305m x 3.674m) UPVC double glazed door to side/rear, spotlights, wall mounted radiator, 2 x UPVC double glazed windows to front, wooden flooring, wall base and drawer units, wooden flooring, integrated gas hob and electric oven/grill, integrated fridge freezer, black laminate work surfaces, 1.5 sink unit with mixer tap.

Central Hall

6' 11" x 11' 6" (2.099m x 3.503m) Door to 1st hall, ceiling light point, stairs, wooden flooring.



Utility Room

9' 6" x 6' 6" (2.89m x 1.979m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, wooden flooring, boiler, work surfaces, plumbing for washing machine.

WC

Ceiling light point, UPVC double glazed frosted window to side, wooden flooring, wall mounted wash basin with mixer tap, WC.

Stairs/Landing

Ceiling light point, window to side, carpeted flooring.

Bedroom One



15' 9" x 13' 8" (4.810m x 4.163m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bedroom Two

10' 7" x 13' 8" (3.223m x 4.154m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Three

12' 8" x 15' 2" (3.859m x 4.619m) Spotlights, wall mounted radiator, velux windows, carpeted flooring.

Bedroom Four

12' 3" x 9' 1" (3.745m x 2.765m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

7' 1" x 9' 1" (2.156m x 2.765m) Ceiling light point, heated towel rail, UPVC double glazed frosted window, vinyl flooring, semi ped sink with mixer tap, WC, bath, separate shower cubicle with tiled splashback.



Ensuite to bedroom three

WC, semi ped basin, vinyl flooring, spotlights, loft access to eaves.

Ensuite to bedroom one

5' 5" x 6' 2" (1.653m x 1.870m) Ceiling light point, heated towel rail, WC, semi ped basin with mixer tap, shower, part tiled walls.



Outside

Front

Brick paved.

Energy performance certificate (EPC)

172, Manchester Road Tyldesley MANCHESTER M29 8YT	Energy rating D	Valid until: 9 February 2024 Certificate number: 8824-7422-1870-3980-9992
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Property type	Detached house
Total floor area	148 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 energy rating is D. It has the potential to be C.

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



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

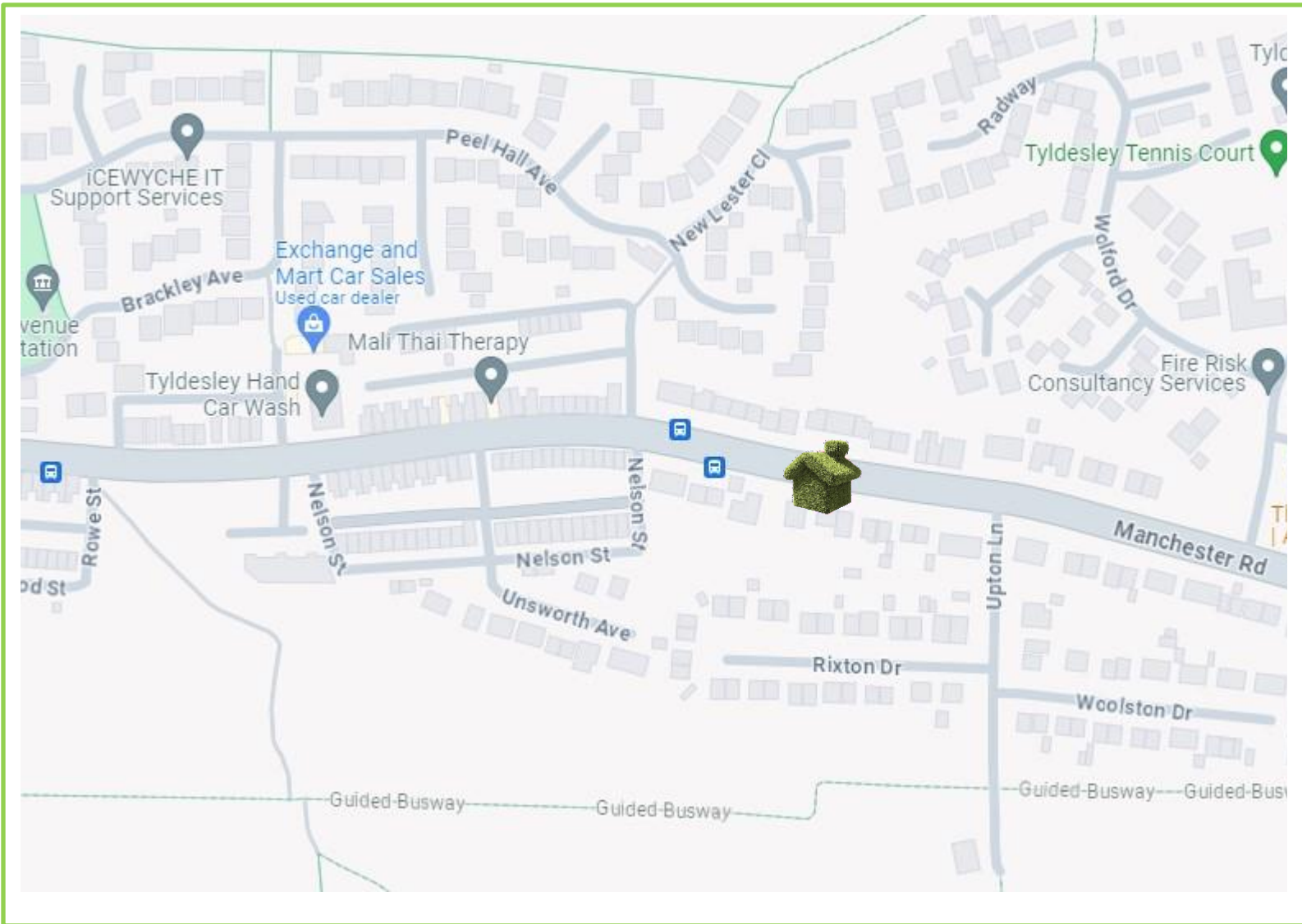
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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







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.

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.

Stone Cross Estate Agents LTD

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