



Wayfarers Drive, Tyldesley, M29 8RP

Offers Over £400,000

Occupying a GENEROUS PLOT at the END OF A CUL DE SAC, this GREAT FAMILY HOME boasts a DOUBLE GARAGE, a SPACIOUS KITCHEN/ DINING/ FAMILY ROOM with LOG BURNER leading out to the GOOD SIZED REAR GARDEN, a GENEROUS LOUNGE, great for spending time as a family and an EXTRA BEDROOM/ RECEPTION ROOM DOWNSTAIRS which would be a fantastic office space, snug or 5th bedroom. The property boasts good bedroom sizes with the master benefitting from an En-suite shower room, with four bedrooms, en-suite to master and a family bathroom being on the first floor. To the ground floor there is also a convenient UTILITY ROOM and WC. Externally, the property is situated in a wonderfully private position which would be great for families with children and pets. It also benefits from a great sized rear garden. It is conveniently located for shops, restaurants a choice of good schools, along with the guided busway to Manchester.

- NO CHAIN
- DOUBLE GARAGE
- CLOSE TO TRANSPORT LINKS
- 4 BEDROOMS
- FRONT AND REAR GARDENS
- DETACHED

Hallway

13' 10" x 6' 1" (4.226m x 1.845m) Composite door to front elevation, x2 ceiling light point, wall mounted radiator, laminate flooring, understairs storage.

Lounge

13' 10" x 14' 1" (4.213m x 4.300m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation, laminate flooring, gas fire.

Downstairs Office/Bedroom Space

6' 6" x 6' 11" (1.975m x 2.110m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, lino flooring.

Kitchen/ Family Room

8' 8" x 27' 7" (2.644m x 8.398m) UPVC double glazed French doors to rear elevation, x3 ceiling light point, x2 wall mounted radiator, x2 UPVC double glazed windows to rear elevation, Lino/laminate flooring, wall/base/drawer units, gas hob, electric oven, worktop, 1.5 sink unit with drainer and mixer tap, partially tiled walls, Wood log burner.

Utility Room

5' 8" x 7' 8" (1.736m x 2.330m) Ceiling light point, wall mounted radiator, Steel door to side elevation, lino flooring, space for washing machine, space for fridge/freezer.

W/C

Ceiling light point, wall mounted radiator, UPVC double glazed window to side elevation, basin, W/C.

Stairs/ Landing

Ceiling light point, carpeted flooring, loft hatch (part boarded), storage cupboard.

Bedroom One

9' 10" x 14' 1" (2.996m x 4.296m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, wardrobes.

Ensuite

Spotlights, wall mounted radiator, UPVC double glazed window to front elevation, lino flooring, W/C, basin, shower, partially tiled.



Bedroom Two

12' 9" x 9' 10" (3.874m x 2.989m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring.

Bedroom Three

11' 2" x 11' 2" (3.416m x 3.394m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, lino flooring.

Bedroom Four

10' 0" x 8' 9" (3.054m x 2.655m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring.

Bathroom

5' 6" x 7' 2" (1.681m x 2.174m) Spotlights, wall mounted radiator, UPVC double glazed window to rear elevation, lino flooring, basin, W/C, bath, tiled.

Outside

Double Garage

Power, Light, up & over door, wooden door to side, detached from property.

Front Garden

Driveway, lawn, bedding surrounds.

Rear Garden

Patio area, lawn, bedding surrounds.

Council Tax Band

E

Tenure

Leasehold

Other Information

Water mains or private? Mains

Parking arrangements? Garage and driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky Fibre

If there are restrictions on covenants? TBC

Is the property of standard construction? Yes

Are there any public rights of way? No

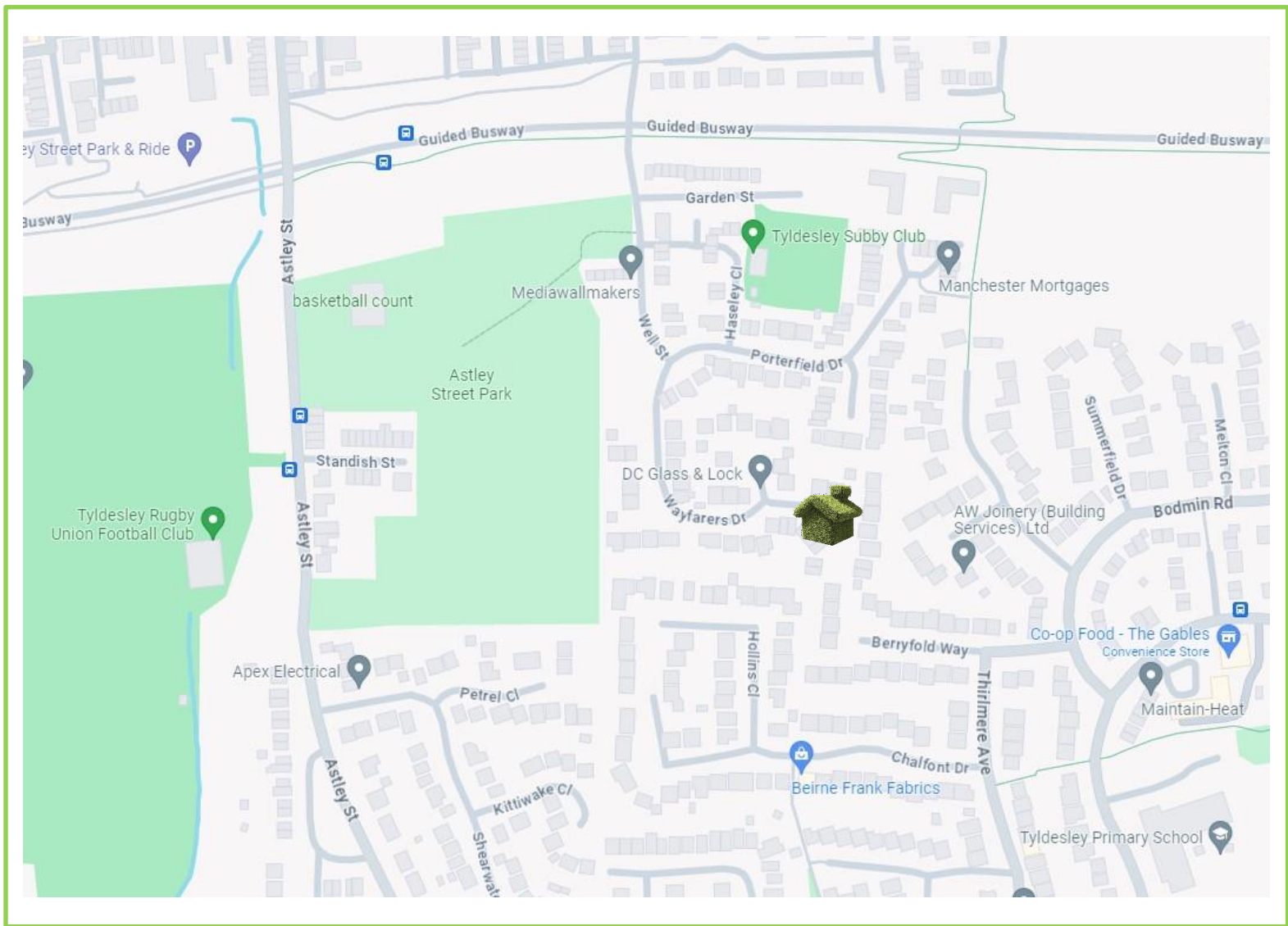
Safety Issues? No











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.

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