



**Manchester Road, Tyldesley M29 8NN**

**Offers Over £250,000**

*Situated close to Hough Lane and Garrett Hall primary school, this superb WELL FINISHED property boasts a GENEROUS GROUND FLOOR EXTENSION to the rear to add more living/dining space and an additional area to the rear of kitchen ideal for use as a HOME OFFICE or playroom. The GOOD SIZED REAR GARDEN is well landscaped with mature trees to the end making the garden a tranquil place to relax. The property benefits from a gorgeous TRADITIONAL HALLWAY providing a welcoming entrance leading to the MODERN KITCHEN and SPACIOUS LOUNGE and dining areas. To the first floor there are two generous double bedrooms, a single bedroom and family bathroom, all finished to a high standard. To the front there is ample parking for two cars side by side. The property is set back from the road. It is conveniently located for access to Worsley, Astley, Tyldesley and motorway networks. This property would be ideal for first time buyers and those looking for something ready to move straight into.*

- GROUND FLOOR EXTENSION
- GOOD SIZED REAR GARDEN
- CLOSE TO GUIDED BUS WAY
- EXCELLENT COMMUTER LINKS
- CLOSE TO TOWN CENTRE
- FREEHOLD PROPERTY

### **Hallway**

13' 0" x 5' 8" (3.956m x 1.735m) Wooden door, ceiling light point, wall mounted radiator, stained glass window, carpeted, storage cupboard under stairs.

### **Lounge**

13' 2" x 11' 7" (4.009m x 3.519m) Wooden door, ceiling light point, UPVC double glazed window to front, carpeted flooring.

### **Kitchen**

8' 11" x 8' 4" (2.713m x 2.534m) Ceiling light point, UPVC double glazed window to side, lino flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, laminate worktops, 1 1/2 sink unit with drainer and mixer tap.

### **Dining room/Family room**

20' 2" x 8' 8" (6.151m x 2.638m) UPVC double glazed sliding doors to rear, ceiling light point, 3 x wall lights, 2 x wall mounted radiator, carpeted flooring.

### **Office/Play Room**

10' 10" x 7' 8" (3.307m x 2.332m) Ceiling light point, wall mounted radiator, UPVC double glazed rear door, lino flooring.

### **Stairs/Landing**

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

### **Bedroom One**

12' 4" x 10' 11" (3.759m x 3.315m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

10' 5" x 11' 0" (3.163m x 3.351m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Three**

9' 5" x 6' 8" (2.877m x 2.042m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.





### **Bathroom**

5' 5" x 6' 5" (1.655m x 1.953m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over and waterfall shower head.

### **Outside**

#### **Front**

Driveway, lawn.

#### **Rear**

Decking, slate surrounds, lawn.

#### **Garage**

Power, lighting, wooden barn doors, detached from property.

#### **Tenure**

Freehold

#### **Council Tax Band**

C

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Not known

Coal mining issues in the area? No

Broadband how provided? FTTC

If there are restrictions on covenants? Not known

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





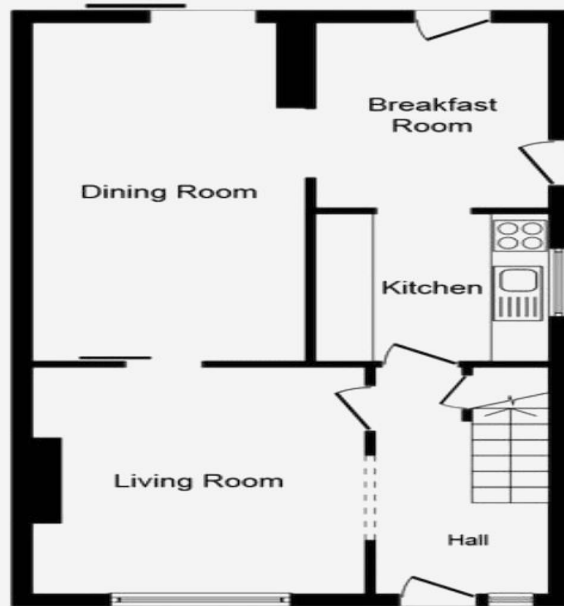
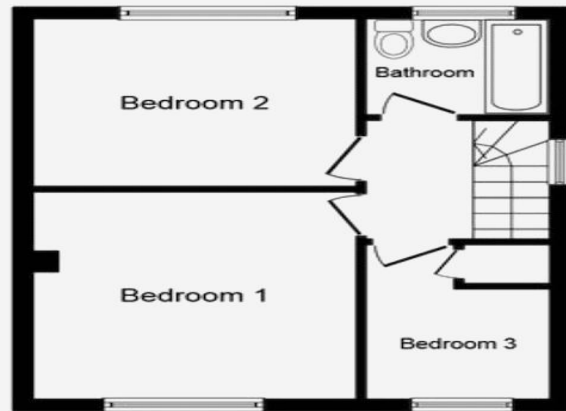




Energy performance certificate (EPC)			
230, Manchester Road Tyldesley MANCHESTER M29 8NN	Energy rating <b>D</b>	Valid until:	18 January 2025
		Certificate number:	0691-2861-6298-9795-4655
Property type		Semi-detached house	
Total floor area		84 square metres	

**Rules on letting this property**

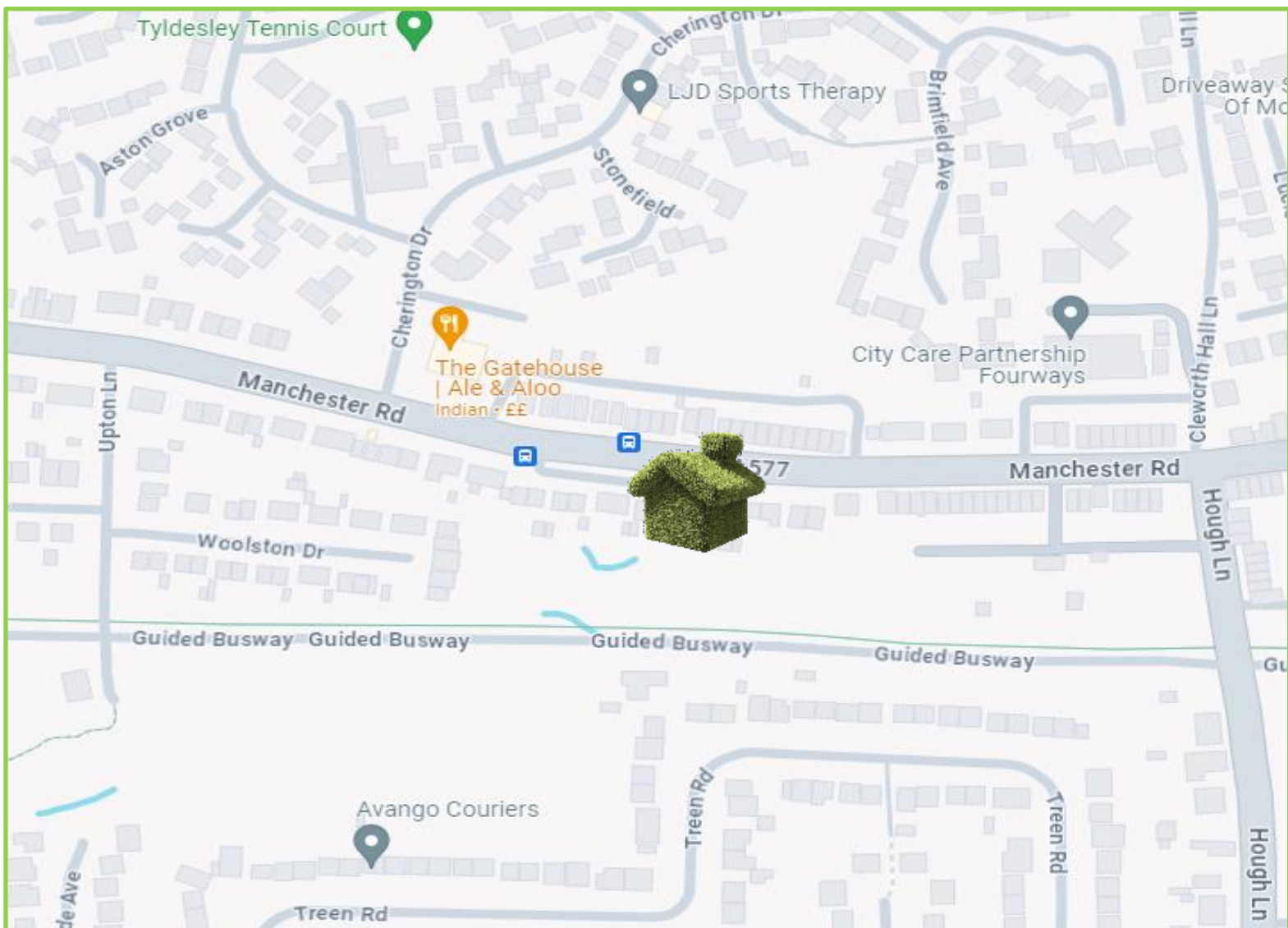
Properties can be let if they have an energy rating from A to E.

**Ground Floor****First Floor**

Total floor area 90.0 sq. m. (969 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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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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