



Brackley Avenue, Tyldesley M29 8TD

Offers Over £380,000

Situated on the sought-after Peel Hall Estate in Tyldesley, this impressive four-bedroom detached home offers spacious and versatile living in a prime location. With excellent transport links, including nearby bus routes, the guided busway providing direct access to Manchester city centre, and the East Lancashire Road (A580) connecting to major motorway networks, this property is perfect for commuters. Tyldesley town centre, with its array of shops, restaurants, and amenities, is just a short drive away. The ground floor welcomes you with a bright and inviting hallway leading to a spacious lounge, ideal for relaxation. The modern kitchen and dining area provide a fantastic space for entertaining, while a second reception room offers versatility, perfect for a home office, playroom, or additional sitting area. Upstairs, the property boasts four well-sized bedrooms, with both the master and second bedroom benefiting from private ensuite bathrooms. A family bathroom completes the upper level, catering to the needs of a growing family. Externally, the home features a driveway to the front, offering convenient off-road parking. To the rear, a garden with a patio and lawn provides the perfect outdoor space for relaxing or entertaining. Offering generous living space in a prime location with excellent connectivity, this family home is not to be missed.

- FOUR BEDROOMS
- FREEHOLD
- CLOSE TO LOCAL AMENITIES
- GUIDED BUS WAY
- EXCELLENT SCHOOLS NEARBY
- TWO RECEPTION ROOMS

Hallway

16' 1" x 6' 3" (4.898m x 1.911m) Wooden front door, ceiling light point x 2, wall mounted radiator, window side panel next to door, laminate flooring.

Lounge

16' 6" x 13' 8" (5.032m x 4.169m) UPVC double glazed rear french doors, ceiling light point x 2, wall mounted radiator, UPVC double glazed bay window to rear, carpeted flooring, electric fire.

Kitchen

19' 2" x 10' 5" (5.850m x 3.177m) UPVC double glazed door to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine, integrated fridge freezer, work surfaces, sink unit, part tiled walls.

2nd Reception Room

12' 2" x 9' 2" (3.702m x 2.791m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC, half tiled walls.

Stairs/Landing

Ceiling light point, wall mounted radiator, carpeted flooring, loft hatch (boarded), airing cupboard.

Bedroom One

13' 0" x 12' 4" (3.960m x 3.762m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front x3, carpeted flooring, fitted wardrobes x 2, storage cupboard.

Hall between master and ensuite

6' 10" x 6' 1" (2.080m x 1.848m) carpeted, ceiling light point, wall mounted radiator, storage cupboard.

Ensuite

Ceiling light point, heated towel rail, UPVC double glazed window to front, tiled flooring, WC, basin, shower, half tiled walls and extractor fan.

Bedroom Two

13' 5" x 8' 1" (4.098m x 2.471m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, single fitted wardrobes.



Ensuite to 2nd Bedroom

WC, basin, shower, tiled flooring, window, ceiling light point, half tiled walls and extractor fan.

Bedroom Three

10' 4" x 8' 10" (3.161m x 2.697m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

8' 6" x 5' 5" (2.583m x 1.660m) Ceiling light point, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, bath with shower over, tiled walls.

Outside

Front

Driveway, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds, shed, lean to shed.

Garage

Power, lighting, up and over door.

Tenure

Freehold

Council Tax Band

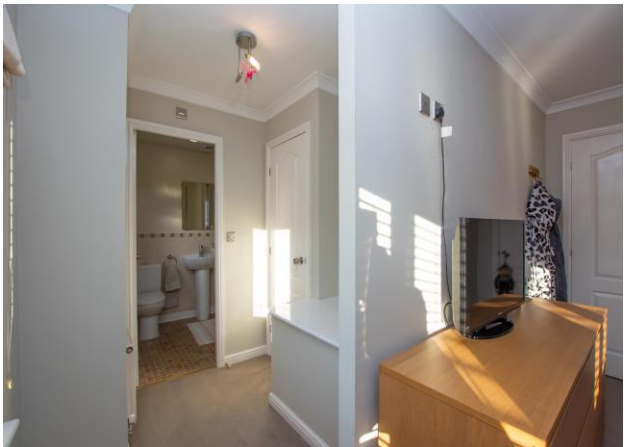
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Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Fibre If there are restrictions on covenants? Leave open access for no 22 to access their drive Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No







Energy performance certificate (EPC)			
24, Brackley Avenue Tyldesley MANCHESTER M29 8TD	Energy rating D	Valid until:	15 January 2028
		Certificate number:	9258-4043-7273-5558-8994
Property type		Detached house	
Total floor area		120 square metres	

Rules on letting this property

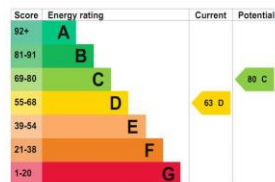
Properties can be let if they have an energy rating from A to E.

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.

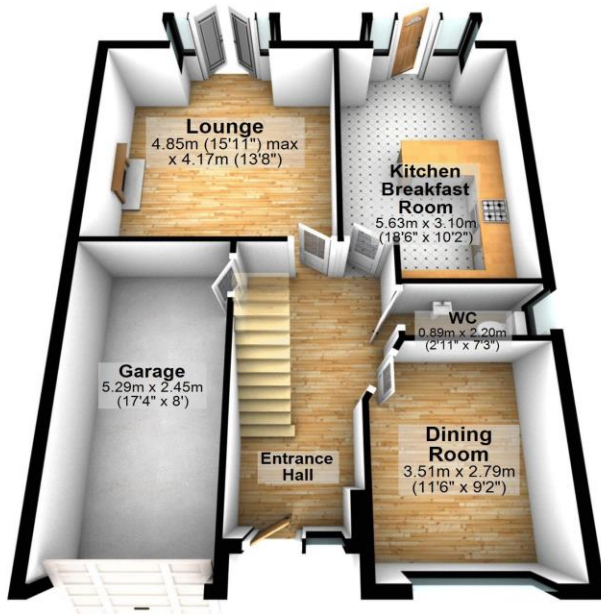
For properties in England and Wales:

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

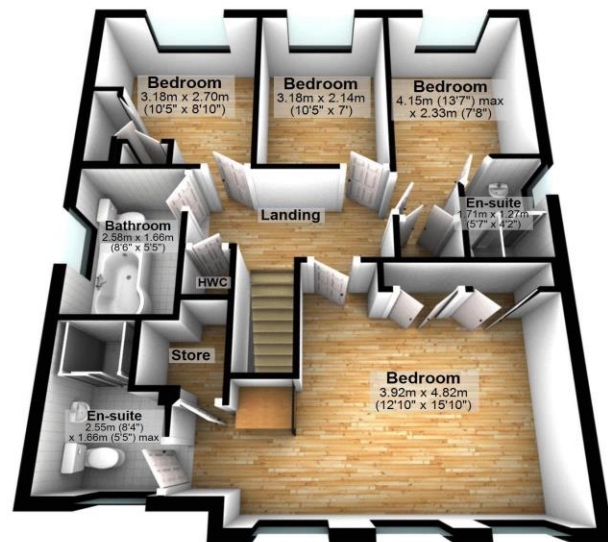
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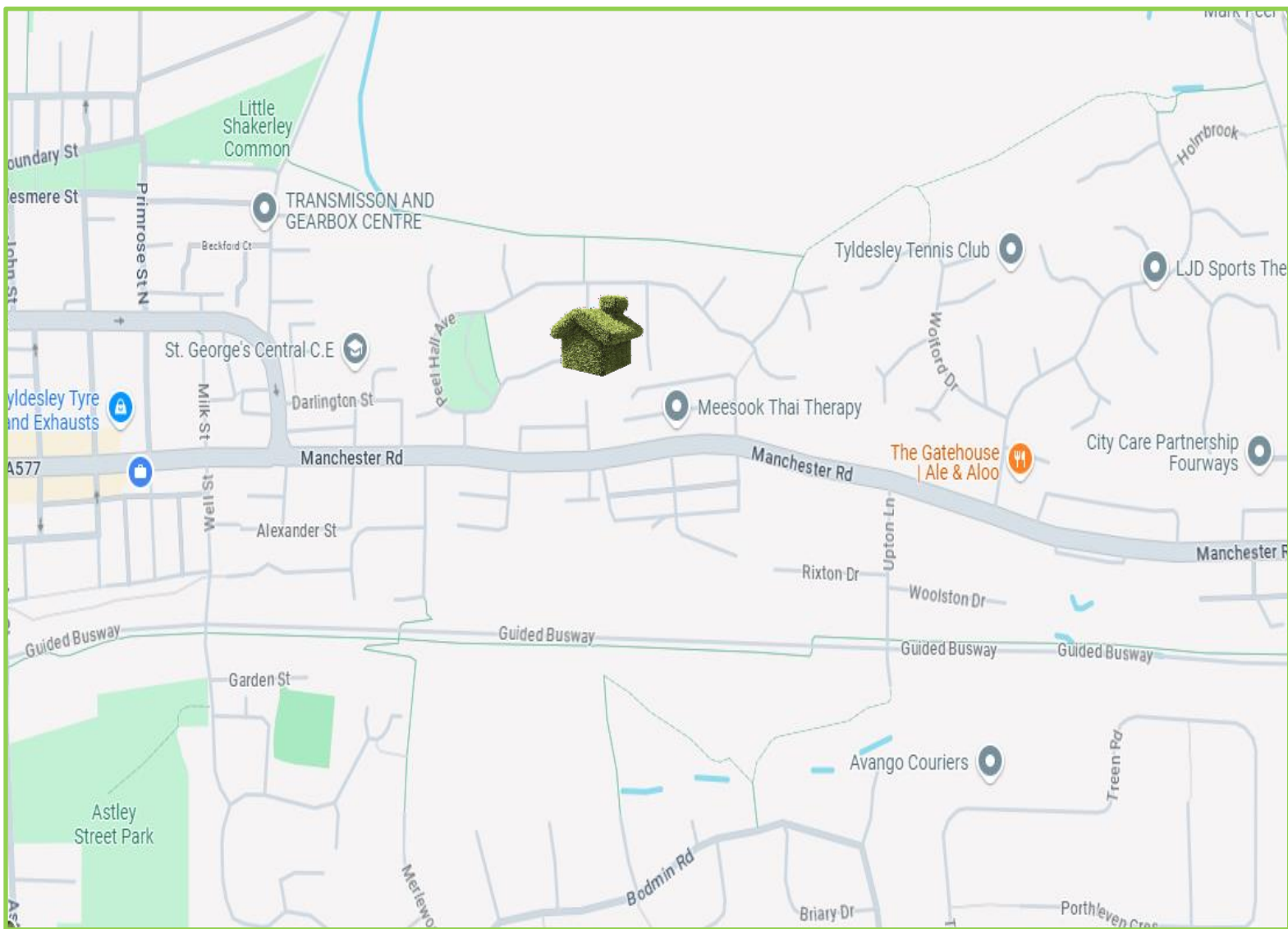
Ground Floor



First Floor



Total area: approx. 136.3 sq. metres (1467.5 sq. feet)



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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