



**Maesbrook Drive, Tyldesley, M29 8DT**

**£299,950**

*This beautifully extended three-bedroom detached home offers modern open-plan living in a highly convenient location. Situated within walking distance of the town centre, it provides easy access to local schools and excellent transport links, including the East Lancashire Road (A580) leading to major motorway networks. Additionally, the guided busway is just a short distance away, making it ideal for commuters. Upon entering, the welcoming hallway leads into the stunning open-plan lounge and kitchen, designed with contemporary finishes and a stylish breakfast bar, creating the perfect space for both relaxation and entertaining. A separate utility room, WC, and a handy pantry add to the home's practicality. The family room, complete with French doors opening to the garden, offers additional versatile living space. Upstairs, there are three bedrooms and a modern family bathroom, providing comfortable accommodation for families. Externally, the property benefits from a well-maintained rear garden, perfect for outdoor enjoyment. With its fantastic location, stylish interior, and excellent transport links, this home is an ideal choice for families and professionals alike, offering both convenience and modern living at its best.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TOWN CENTRE
- MODERN KITCHEN
- MOVE IN CONDITION
- IDEAL FAMILY HOME
- EXTENDED

### **Hallway**

9' 0" x 3' 1" (2.743m x 0.944m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

### **Lounge**

15' 3" x 11' 7" (4.642m x 3.538m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Kitchen**

8' 7" x 15' 3" (2.615m x 4.643m) Spotlights, UPVC double glazed window to front, laminate flooring, wall base and drawer soft close units, range master gas oven and hob, quartz work surfaces and breakfast bar, Blanco sink unit with drainer and mixer tap, part tiled walls.

### **Utility Room**

6' 6" x 7' 9" (1.981m x 2.357m) UPVC double window to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, sink with mixer and drainer tap, work surfaces, space for washer and dryer.

### **Pantry**

4' 3" x 7' 10" (1.304m x 2.384m) Ceiling light point, plumbing access, UPVC double glazed window to rear, laminate flooring.

### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, basin, WC.

### **Family Room**

9' 6" x 13' 7" (2.904m x 4.133m) Ceiling light point, wall mounted radiator, UPVC double glazed window, UPVC double glazed french doors to rear, laminate flooring.

### **Stairs/Landing**

Ceiling light point, laminate flooring, loft hatch.

### **Bedroom One**

9' 11" x 15' 3" (3.020m x 4.641m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front x 2, laminate flooring, storage cupboard.





**Bedroom Two**

7' 11" x 8' 10" (2.404m x 2.698m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

**Bedroom Three**

8' 11" x 6' 2" (2.711m x 1.879m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

**Bathroom**

6' 1" x 5' 6" (1.855m x 1.682m) Spotlights, wall mounted radiator, UPVC double glazed window to side, laminate flooring, basin, WC, bath with shower over, tiled walls.

**Outside****Front**

Driveway, lawn, bedding surrounds.

**Rear**

Patio area, lawn, bedding surrounds, secluded seating area to bottom, top terrace, south facing.

**Tenure**

Freehold

**Council Tax Band**

C

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No









## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 3, Manselbrook Drive<br>Tydeley<br>MANCHESTER<br>M20 9DT | Energy rating<br><b>D</b> | Valid until: 3 March 2028                    |
|  |                           | Certificate number: 8546-7827-5295-5609-5906 |

Property type: Detached house

Total floor area: 81 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-standards) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards> <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards>.

### Energy rating and score

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

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



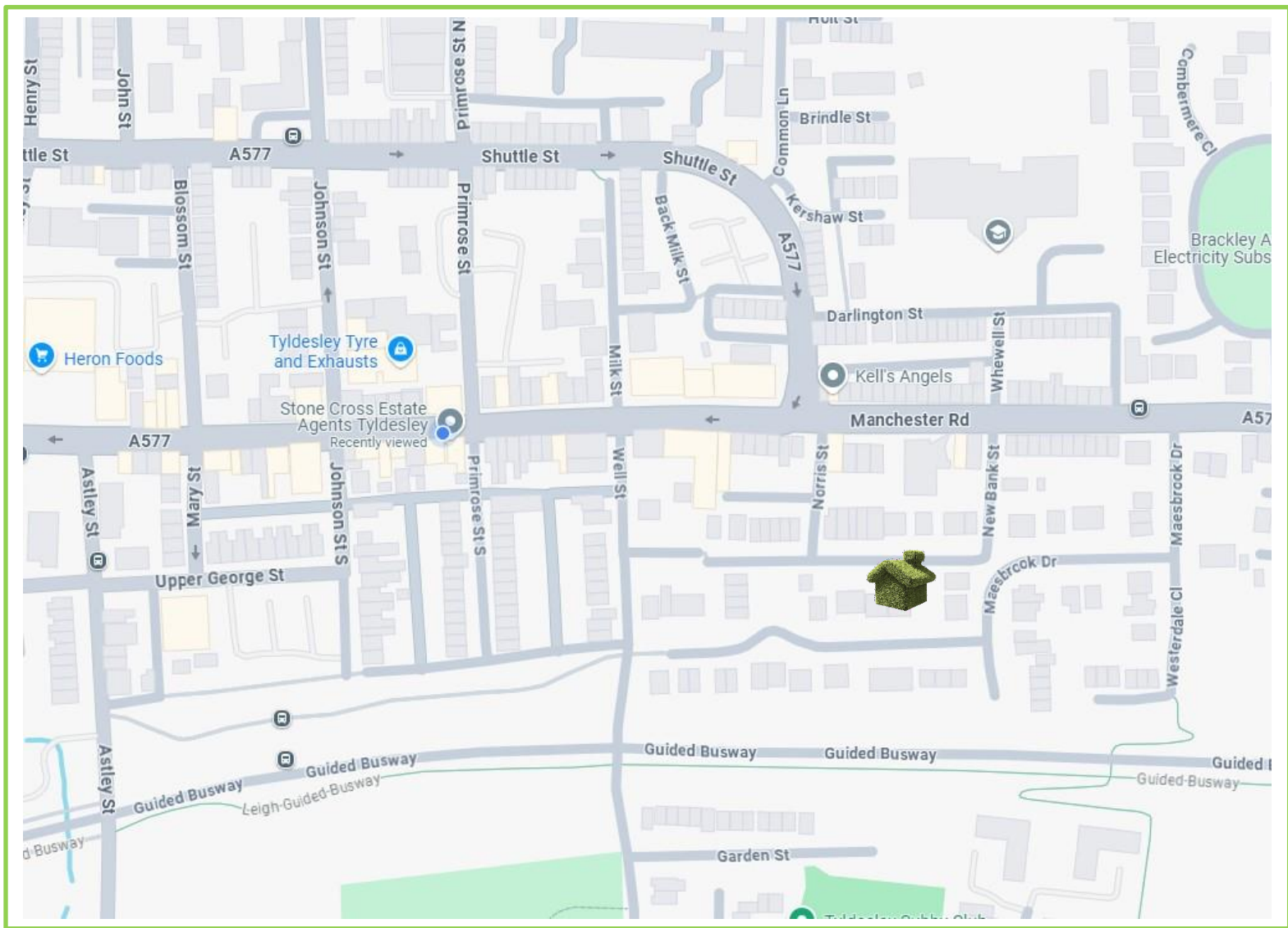
The graph shows this property's current and potential energy rating.

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

### Breakdown of property's energy performance



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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