



## *Fulbrook Way, Tyldesley M29 8WZ*

*Offers in the Region Of  
£299,950*

*Situated in the highly sought-after Cherington Drive estate, this three-bedroom link-detached property is nestled within a quiet cul-de-sac where properties rarely stay on the market for long. Ideally located close to local schools and excellent transport links, it is perfect for families and commuters alike. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. The property comprises a welcoming hallway, a spacious lounge, a kitchen, and a separate dining room leading into a bright conservatory that overlooks the garden. Upstairs, there are three well-sized bedrooms and a family bathroom, providing ample space for comfortable family living. Externally, the home benefits from a driveway and lawn to the front, along with a garage for additional storage or parking. The rear garden is beautifully laid out with two patio areas, a lawn, and an open aspect view, creating a peaceful outdoor retreat. There is also a shed for convenient garden storage. This delightful property in a prime location represents a fantastic opportunity for those seeking a family home in a quiet, community-focused setting.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- THREE RECEPTION ROOMS
- PRIME LOCATION
- OPEN ASPECT TO THE REAR
- BEAUTIFUL REAR GARDEN

### **Hallway**

5' 8" x 4' 2" (1.723m x 1.258m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to side, solid wood flooring.

### **Lounge**

13' 0" x 11' 3" (3.97m x 3.44m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, solid wood flooring.

### **Dining Room**

9' 11" x 6' 11" (3.01m x 2.10m) UPVC double glazed french doors to conservatory, ceiling light point, wall mounted radiator, solid wood flooring.

### **Kitchen**

9' 10" x 6' 7" (3.00m x 2.00m) Ceiling light point, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and electric oven, space for fridge freezer, sink unit with drainer and mixer tap, part tiled walls, storage cupboard.

### **Conservatory**

11' 7" x 12' 2" (3.53m x 3.70m) 2 Wall lights, wall mounted radiator, UPVC double glazed windows, laminate flooring.

### **Landing**

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

### **Master Bedroom**

14' 4" x 8' 5" (4.361m x 2.565m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front x 2, carpeted flooring, storage cupboard.

### **Bedroom Two**

7' 10" x 8' 6" (2.40m x 2.58m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





### **Bedroom Three**

8' 0" x 5' 8" (2.43m x 1.72m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

7' 5" x 6' 2" (2.249m x 1.891m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, lino flooring, basin, WC, bath with shower over, part tiled.

### **Outside**

#### **Front**

Driveway, lawn.

#### **Rear**

Patio area x 2, lawn, shed, open aspect to the rear.

### **Garage**

17' 1" x 8' 2" (5.20m x 2.50m) Power, lighting, sink, work surface, plumbing for washing machine, wooden up and over door, joined to property.

### **Tenure**

Freehold

### **Council Tax Band**

C

### **Other Information**

Is the water supply mains? Mains

Parking arrangements? Driveway electric car charging point installed

Is there a flooding risk? No

Have you had any coal mining issues? No

Type of broadband? Full Fibre through Virgin Media (Sky Fibre also available on the street)

Is there any restrictions on the covenant? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety issues? No









Energy performance certificate (EPC)			
10 Fulbrook Way Tyldesley MANCHESTER M29 8WZ	Energy rating <b>D</b>	Valid until:	1 May 2035
		Certificate number:	2516-6816-7215-5822-1939
Property type		Detached house	
Total floor area		63 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 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

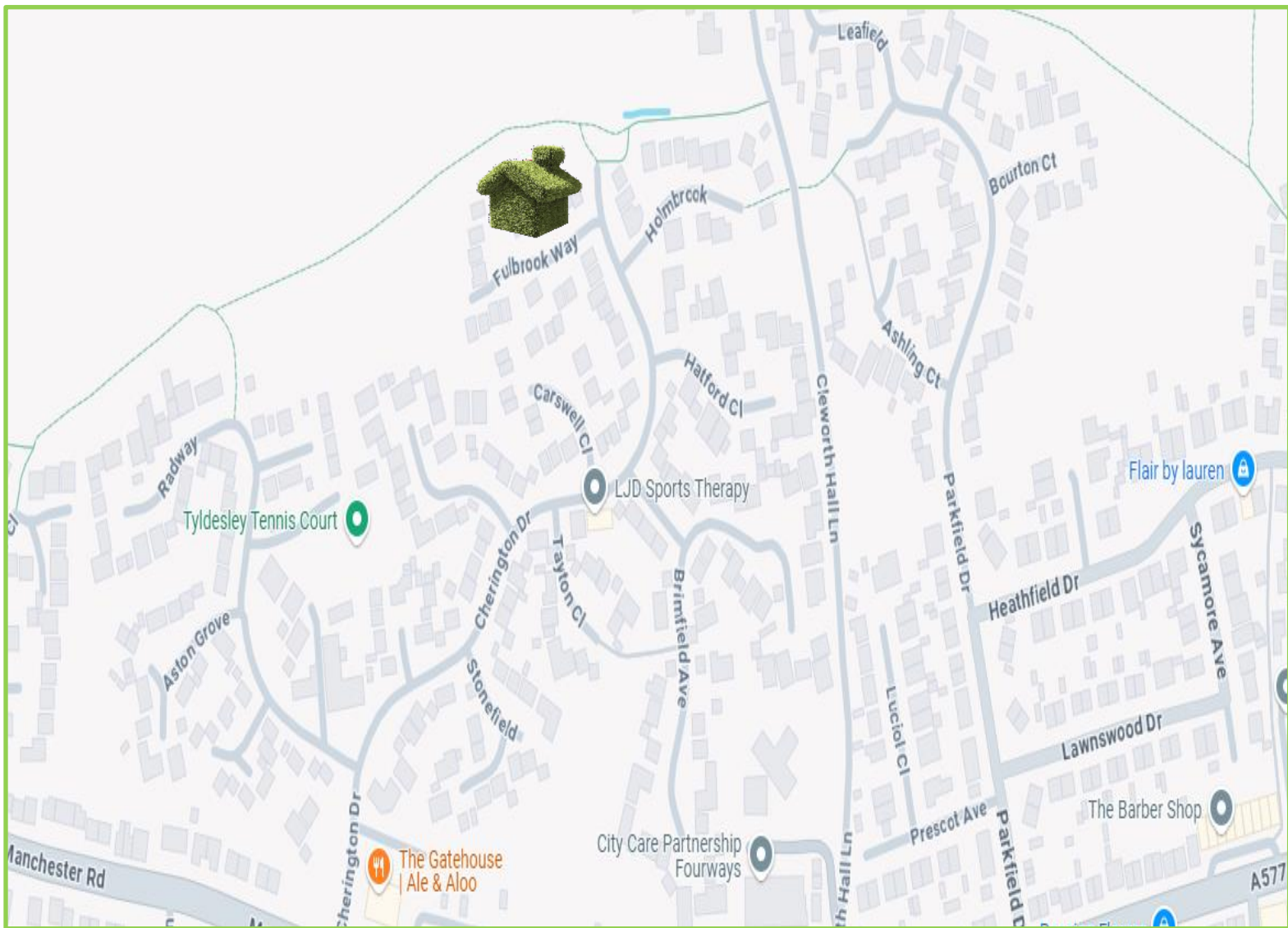
### Ground Floor



### First Floor



Total area: approx. 92.1 sq. metres (991.8 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.

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