



Prescott Avenue, Tyldesley M29 8WR

£400,000

This impressive semi-detached true bungalow (not extended to 1st floor) is beautifully positioned on a extensive plot with no through traffic as the property is in a cul-de-sac position, offering spacious living and exceptional outdoor spaces. Ideally located near a range of local amenities, it also benefits from excellent transportation links, including two minute walking distance to the guided bus route to Manchester, making it a perfect choice for a wide variety of buyers.

The well-laid-out interior comprises a welcoming hallway, a comfortable lounge, perfect for relaxation. The kitchen is well-appointed and complemented by a separate utility room for added convenience. A dedicated dining area, ideal for family gatherings, opens up to a sheltered decking seating area, blending indoor and outdoor living seamlessly. The property features four bedrooms, providing ample space for family and guests, alongside a family bathroom and an additional WC.

Externally, the home is surrounded by beautifully maintained gardens. To the front is a charming garden area with a lawn and bedding surrounds, creating an inviting first impression. The side of the property features a decked seating area, ideal for enjoying the sun, as all gardens are south-facing, maximizing sunlight throughout the day. The expansive rear garden is truly a highlight, boasting a hot tub summer room for year-round relaxation, a 10x5 shed with sockets, and a sheltered decking seating area perfect for outdoor dining. There is also a large lawned area with mature bedding surrounds, a storage shed, and a spacious patio area towards the end of the garden, beautifully bordered by flowerbeds. Completing the outdoor space is a detached garage, providing ample storage. Must be viewed to appreciate the versatile living space!!

- SOUTH FACING PRIVATE GARDENS
- TRUE BUNGALOW
- FREEHOLD
- DETACHED GARAGE
- EXTENSIVE PLOT
- EXCELLENT TRANSPORT LINKS

Hallway

UPVC double glazed door to front, spotlights, wall mounted radiator x 2, waterproof laminate flooring.

Lounge

13' 9" x 9' 7" (4.182m x 2.922m) UPVC double glazed door to french doors, wall lights, stainless steel wall mounted radiator, UPVC double glazed window to side, waterproof laminate flooring, day/night blinds.

Kitchen

8' 1" x 13' 10" (2.457m x 4.213m) Ceiling light point x 2, waterproof laminate flooring, wall base and drawer units, larder, gas hob and electric oven, space for american style fridge freezer, granite work surfaces, 1 1/2 sink unit with drainer and mixer tap, tiled walls, dishwasher.

Utility Room

4' 10" x 6' 0" (1.480m x 1.822m) Wall light, wall mounted radiator, UPVC double glazed window to front, waterproof laminate flooring, space for 3 appliances, work surfaces.

Dining Room

10' 10" x 8' 7" (3.298m x 2.612m) Ceiling light point, wall mounted radiator, UPVC double glazed french doors, waterproof laminate flooring.

WC

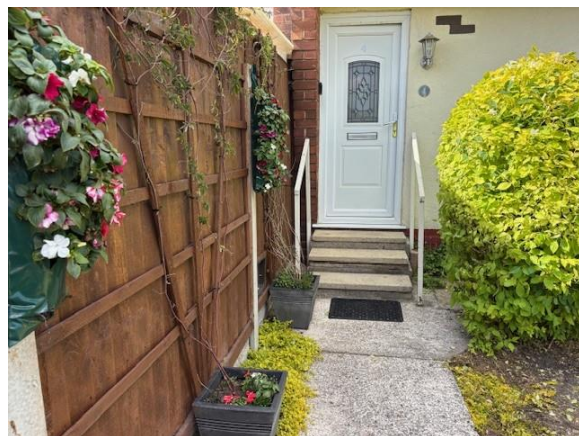
Wall light, UPVC double glazed window to side, waterproof laminate flooring, basin, WC.

Bedroom One

10' 11" x 15' 2" (3.317m x 4.620m) Spotlights, stainless steel wall mounted radiator, UPVC double glazed window to side, recently fitted quality cream carpeted flooring, black out blinds, Sanderson shutter blinds.

Bedroom Two

8' 9" x 8' 11" (2.656m x 2.729m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, waterproof laminate flooring, Sanderson shutter blinds and blackout blinds.



Bedroom Three

7' 10" x 8' 11" (2.383m x 2.710m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, waterproof laminate flooring, day/night blinds, currently used as an office.



Bedroom Four

8' 9" x 7' 6" (2.674m x 2.289m) Ceiling light point, stainless steel wall mounted radiator, velux window in vaulted ceiling, waterproof laminate flooring, currently used as a dressing room.

Bathroom

5' 5" x 6' 5" (1.657m x 1.944m) Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, basin, WC, bath with waterfall shower head with central taps, tiled walls, glass folding door.



Outside

Gardens

Double gates, lawn, bedding surround, hot tub summer room, 10x5 shed with own mains box and sockets, sheltered decked seating area x 2, lawn, storage shed, patio area, garage, outdoor sun blinds to side decking, outdoor taps to front garden, back garden and hot tap in garden room for hot tub.

Tenure

Freehold

Council Tax Band



Other Information

Water mains or private? Mains

Parking arrangements? Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

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)

4 Prescott Avenue
Tyldesley
MANCHESTER
M29 8WR

Energy rating
C

Valid until:
29 May 2035

Certificate number:
0535-6825-9300-0819-4222

Property type
Semi-detached bungalow

Total floor area
83 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 C. 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

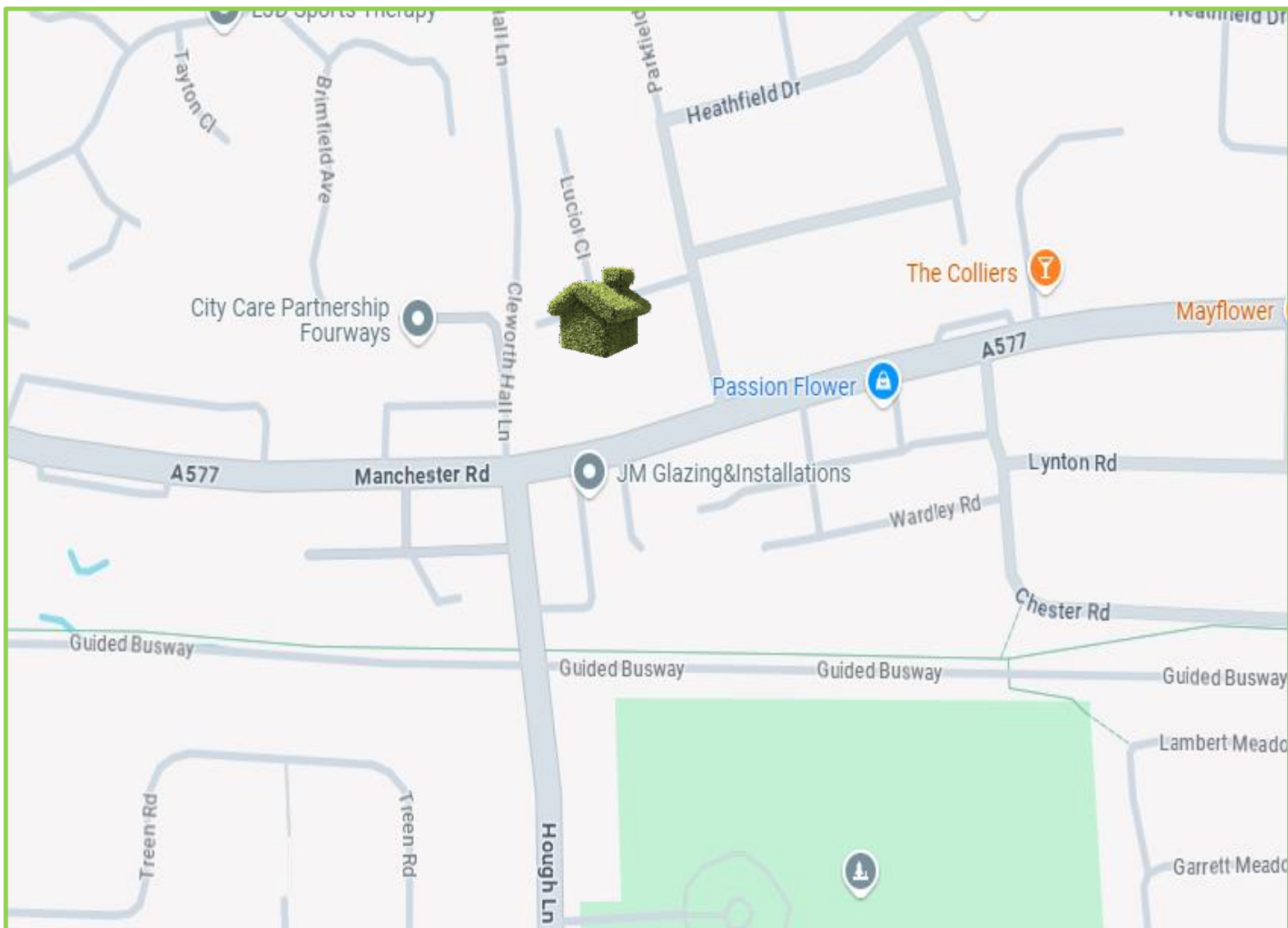
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

3D isometric floor plan of the ground floor. The layout includes a central hall (Entrance Hall) with stairs leading up. To the left of the hall is a Bathroom (1.95m x 1.64m / 6'5" x 5'5") and a Bedroom (2.71m x 2.34m / 8'11" x 7'8"). To the right of the hall is a Kitchen/Dining Room (4.27m max x 6.07m max / 14' max x 19'11" max) and a Lounge (2.69m x 4.18m / 8'10" x 13'9"). At the rear of the property are a Utility room (1.82m x 1.48m / 6' x 4'10") and a WC (0.72m x 0.45m / 2'4" x 1'5"). The front of the property features a large Bedroom (4.63m x 3.32m / 15'2" x 10'11") and another Bedroom (2.28m x 2.63m / 7'6" x 8'8").

Room	Dimensions (m)	Dimensions (ft)
WC	0.72 x 0.45	2'4" x 1'5"
Utility	1.82 x 1.48	6' x 4'10"
Lounge	2.69 x 4.18	8'10" x 13'9"
Kitchen/Dining Room	4.27m max x 6.07m max	14' max x 19'11" max
Bedroom (Top Left)	2.71m x 2.34m	8'11" x 7'8"
Bathroom	1.95m x 1.64m	6'5" x 5'5"
Bedroom (Top Right)	2.28m x 2.63m	7'6" x 8'8"
Bedroom (Bottom Right)	4.63m x 3.32m	15'2" x 10'11"
Bedroom (Bottom Left)	2.73m x 2.65m	9'1" x 8'8"

Total area: approx. 85.2 sq. metres (917.2 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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