



Hatford Close, Tyldesley M29 8WX

£325,000

This beautifully presented detached property is quietly tucked away on the highly sought-after Cherington Drive Estate, offering a rare opportunity to purchase a home in this exclusive cul-de-sac. Set in a peaceful location with scenic family walks nearby, the property is also situated within the catchment area of excellent schools, making it an ideal choice for families. The spacious and well-designed interior comprises a welcoming hallway, a comfortable lounge, and a modern kitchen/diner perfect for family living and entertaining. The standout feature of the home is the stylish orangery, which provides an abundance of natural light and a seamless connection to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a master with its own en-suite, and a modern family bathroom. Externally, the property benefits from a driveway and garage to the front, providing ample off-road parking. To the rear, the garden offers a lovely combination of patio, lawn, and a decked area, creating a perfect space for outdoor dining, relaxation, and entertaining. With its desirable location, thoughtful layout, and rarely available setting, this home presents a fantastic opportunity to own a detached property in one of the area's most exclusive spots. Early viewing is highly recommended.

- IMMACULATELY PRESENTED THROUGHOUT
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- FREEHOLD
- GARAGE AND DRIVEWAY
- EXCELLENT SCHOOLS NEARBY

Hallway

Composite door, UPVC double glazed window, ceiling light point, wall mounted radiator, tiled flooring, storage cupboard.

Lounge

14' 10" x 10' 2" (4.53m x 3.11m) Ceiling light point, 2 wall lights, wall mounted radiator, laminate flooring, electric feature fire.

Kitchen/Diner

21' 6" x 8' 8" (6.55m x 2.64m) Composite door to side elevation, spotlights, wall mounted radiator, UPVC double glazed windows x 2, tiled flooring, wall base and drawer units, induction hob with double electric oven, extractor fan, integrated fridge freezer, work surfaces, composite swan sink.

Orangery

7' 1" x 17' 7" (2.17m x 5.36m) Spotlights, wall mounted radiator, UPVC double glazed windows, laminate flooring, UPVC double glazed french doors.

Stairs/Landing

Ceiling light point, wall mounted radiator, storage cupboard, UPVC double glazed window, carpeted flooring.

Bedroom One

11' 0" x 10' 6" (3.35m x 3.21m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Ensuite

2' 6" x 7' 5" (0.76m x 2.25m) Spotlights, UPVC double glazed window to side, WC, basin, electric shower, tiled flooring.

Bedroom Two

8' 1" x 8' 7" (2.46m x 2.62m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, loft hatch (loft has pull down ladder and boarded)

Bedroom Three

7' 4" x 10' 7" (2.24m x 3.22m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring, fitted wardrobes.



Bathroom

6' 6" x 5' 6" (1.98m x 1.67m) Spotlights, heated towel rail, UPVC double glazed window, tiled flooring, basin with a vanity unit, WC, bath with waterfall shower over bath, tiled walls.

Outside**Front**

Block paving, gate, driveway.

Rear

Patio area, decking, Indian stone, bedding surrounds.

Tenure

Freehold

Other Information

Water mains or private? Main

Parking arrangements? Drive

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

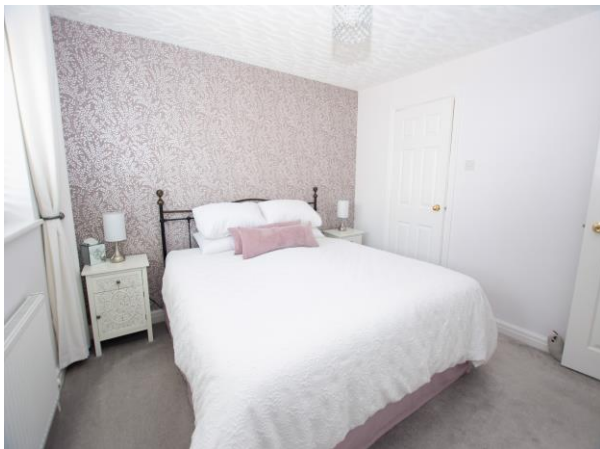
If there are restrictions on covenants? Not Known

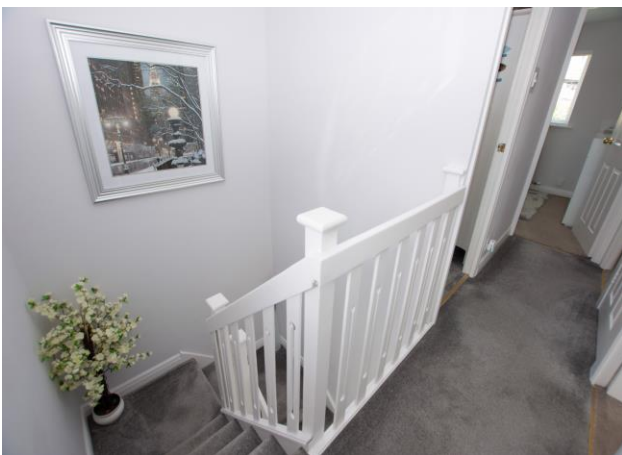
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)			
14, Hatford Close Tyldesley MANCHESTER M29 8WX	Energy rating C	Valid until:	6 September 2030
		Certificate number:	8590-7921-7000-8153-5202
Property type		Detached house	
Total floor area		131 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.

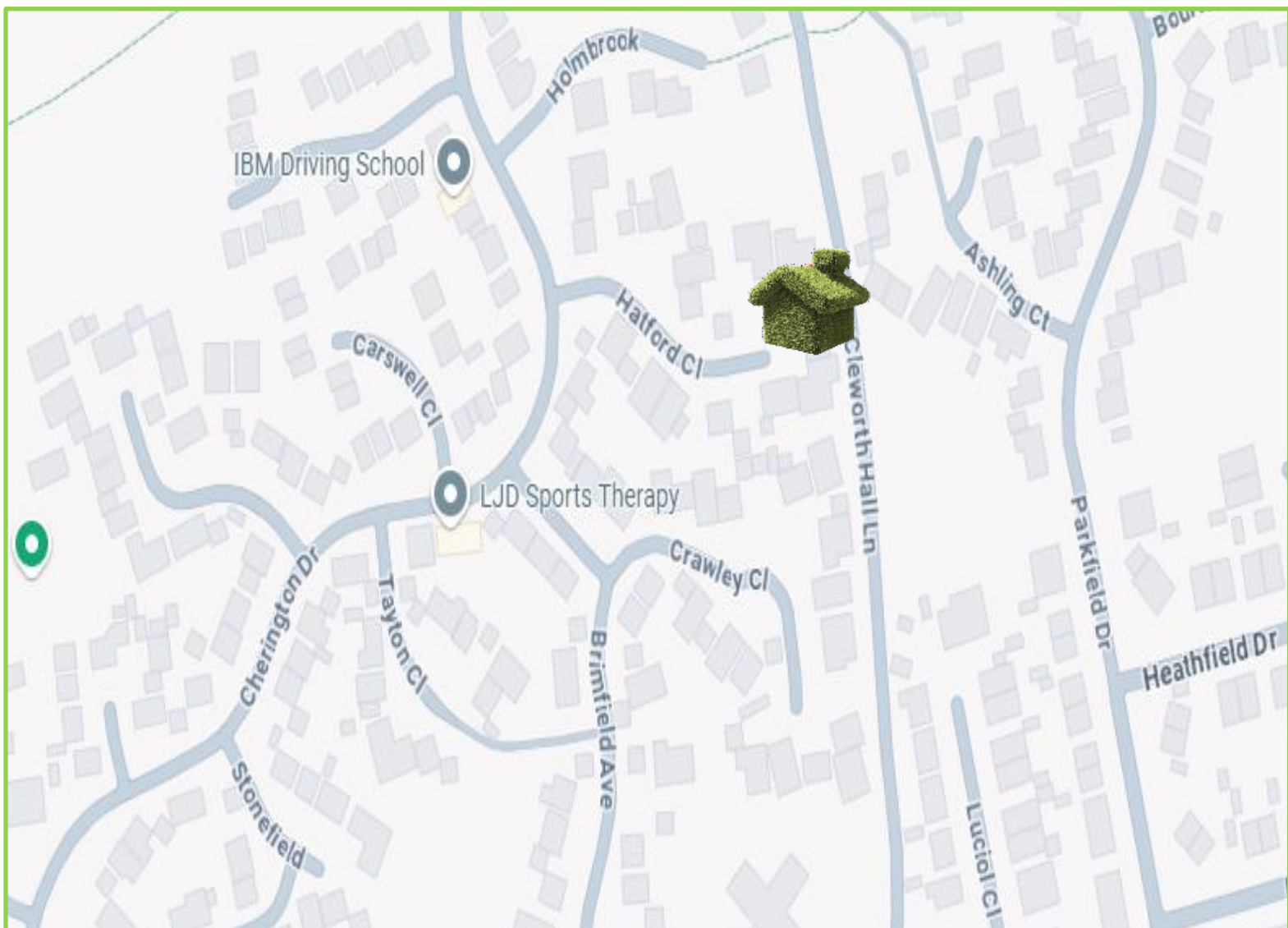
[See how to improve this property's energy efficiency.](#)

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





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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