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# Lynton Road, Tyldesley

£290,000



Presenting this stunning five-bedroom semi-detached property, beautifully finished to a high standard throughout. Benefitting from a new roof and extended to the side, making it the ideal modern family home. Thoughtfully designed to offer both style and functionality, this home truly ticks every box!

Upon entering, you're welcomed by a bright and spacious entrance hallway that leads into the expansive lounge, perfect for family relaxation. At the heart of the home is an exceptional kitchen and dining area, complete with a breakfast island that combines practicality with contemporary flair. A second reception room provides additional living space, while a downstairs cloakroom/W.C. and separate utility room add convenience.

Upstairs, you'll find five generously sized bedrooms, all designed with comfort in mind, along with a sleek, contemporary family bathroom.

The exterior is equally impressive: the fully landscaped rear garden offers a spacious patio area and low-maintenance artificial grass, perfect for outdoor gatherings or quiet afternoons. The front of the property boasts a large driveway with ample off-road parking and enjoys a prime position with open views to the front.

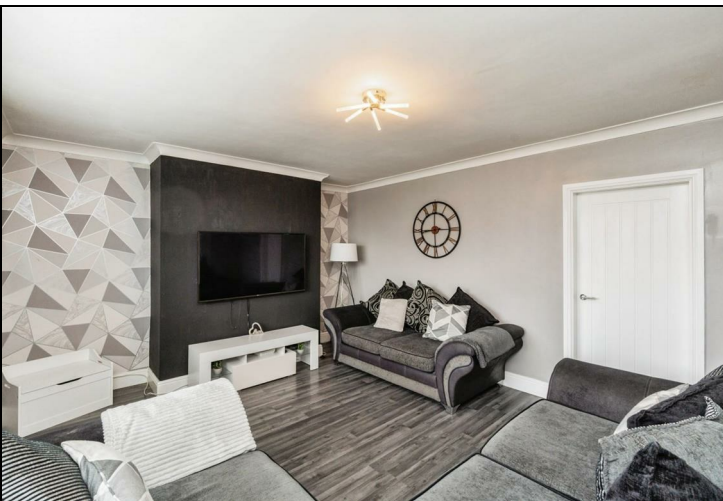
Ideally located, this home is just a short stroll from the popular V1/V2 guided busway and is within the catchment area for highly regarded primary and secondary schools. Complete with gas central heating and double glazing throughout, this property is ready to welcome its next owners.





## KEY FEATURES

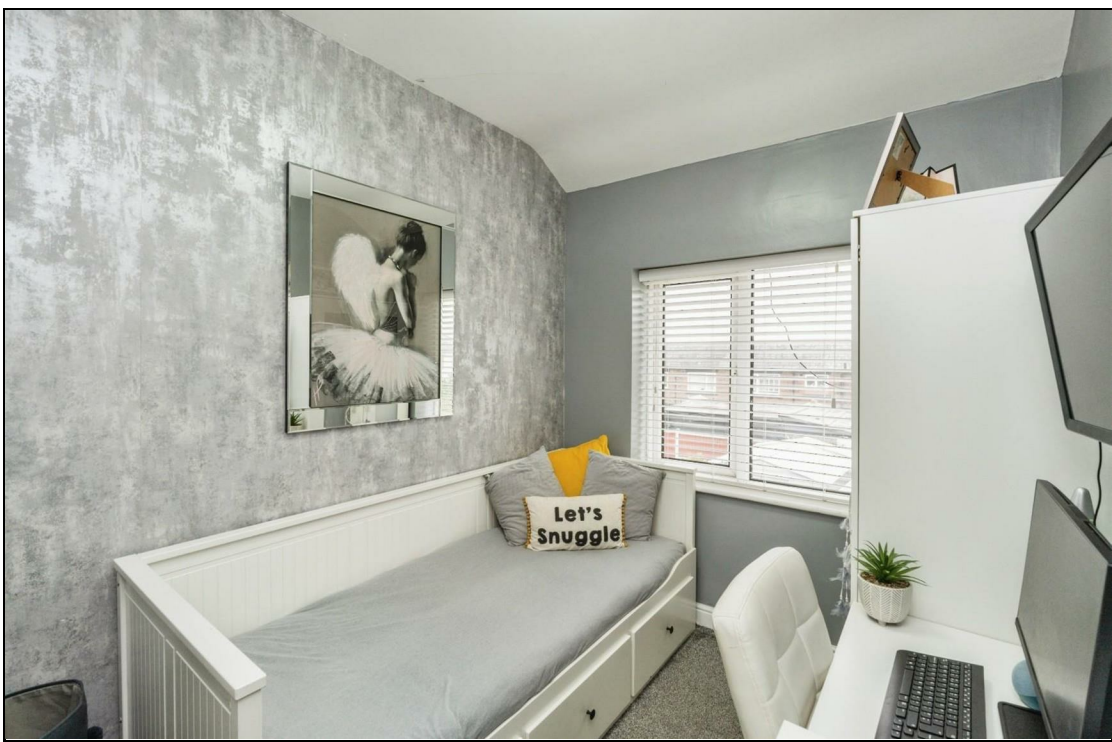
- EXTENDED
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- HIGH SPECIFICATION
- OFF ROAD PARKING
- NEW ROOF
- FREEHOLD
- COUNCIL TAX BAND A
- DOWNSTAIRS W/C
- CLOSE TO AMENITIES

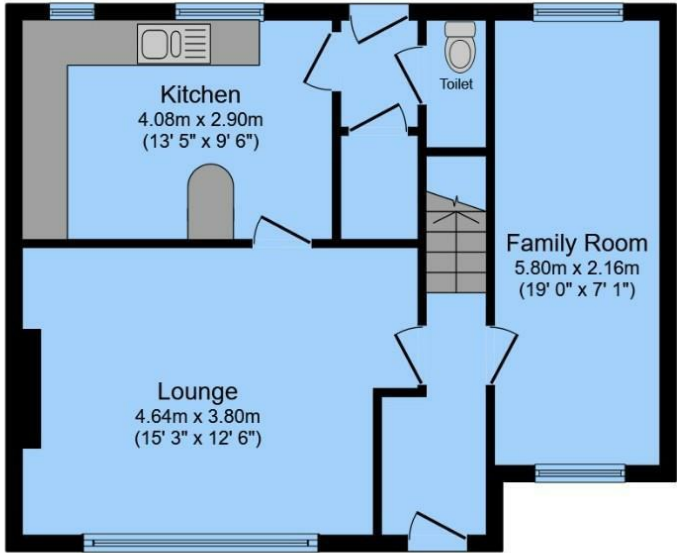




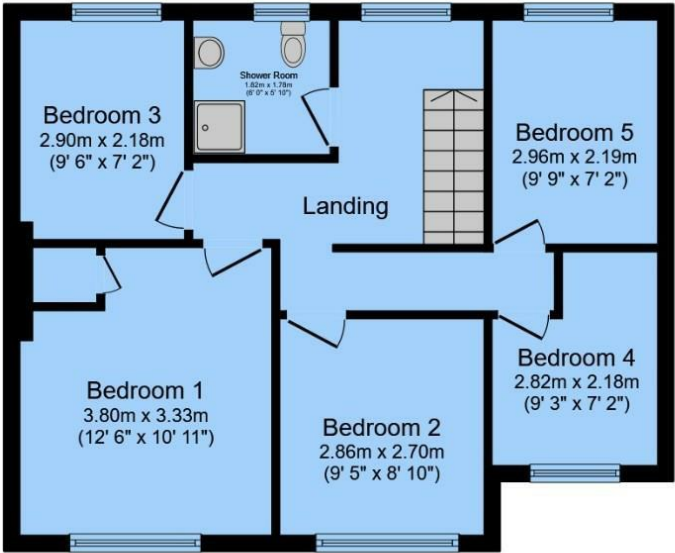








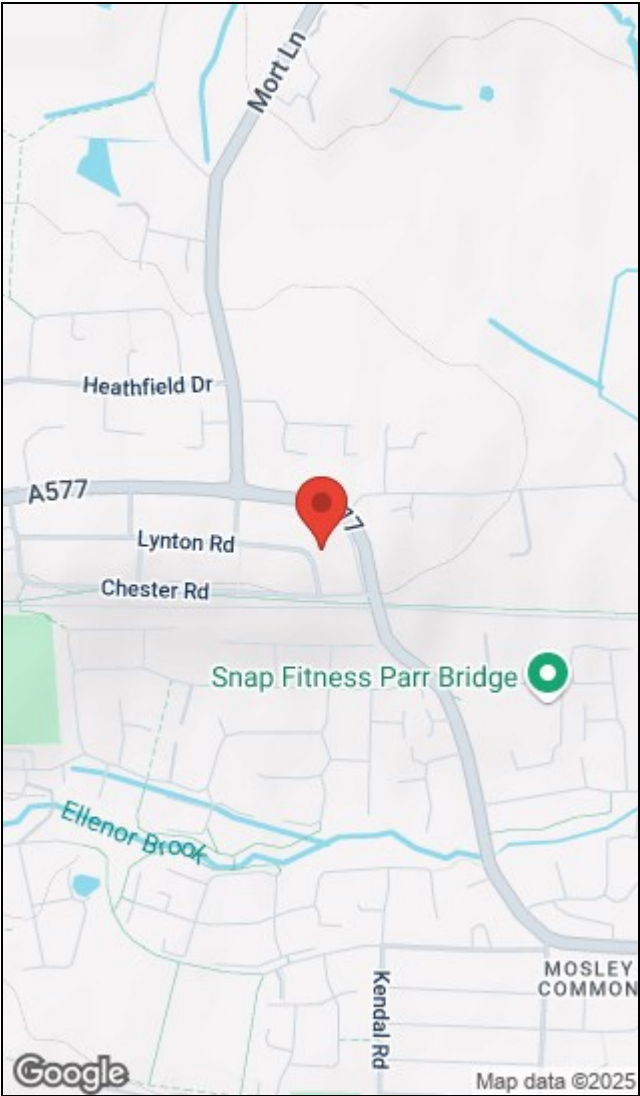
Ground Floor



First Floor

Total floor area 110.3 sq.m. (1,187 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>85</b>			
		<b>69</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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