



HUNTERS[®]
HERE TO GET *you* THERE



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C

Ellesmere Street, Tyldesley, Manchester

£260,000



Nestled in the heart of the charming village of Astley Green, Tonge cottage enjoys a peaceful setting on a quiet road, with stunning open-aspect views to the rear and close proximity to the historic Astley Green Colliery.

Step inside through a spacious porch into a cosy yet stylish lounge, complete with a feature fireplace. The fabulous dining kitchen flows seamlessly into a bright and airy orangery, featuring a skylight roof window and bi-folding doors that open onto the rear garden—perfect for indoor-outdoor living.

Upstairs, two generously sized bedrooms are complemented by a beautifully presented shower room, offering both comfort and elegance.

The front garden is designed for low maintenance, while the rear garden provides a fantastic space for relaxation and entertaining. A garage offers additional storage or potential for conversion, all while enjoying uninterrupted views over open fields.

This is a rare opportunity to own a charming home in a sought-after location, blending village charm with modern living.



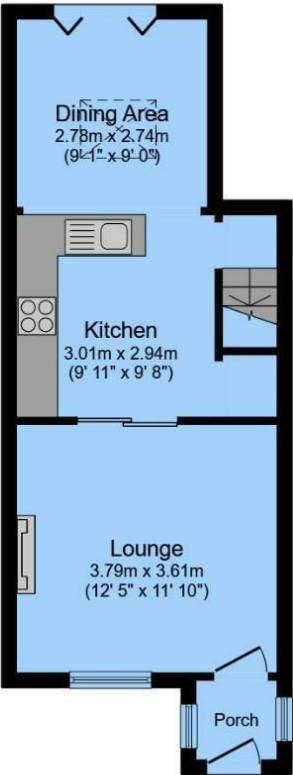
KEY FEATURES

- FANTASTIC TWO BED COTTAGE
- EXTENDED AND WELL PRESENTED
 - GARDENS FRONT AND REAR
 - OPEN ASPECT VIEWS
- POPULAR ASTLEY GREEN VILLAGE
 - SOUGHT AFTER LOCATION
 - MOVE IN READY
- MUST BE SEEN TO FULLY APPRECIATE
- OPEN PLAN KITCHEN/DINING AREA

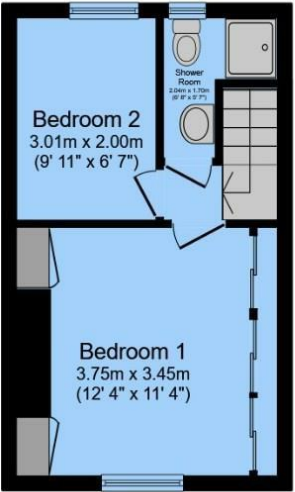








Ground Floor



First Floor

Total floor area 59.8 sq.m. (644 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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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