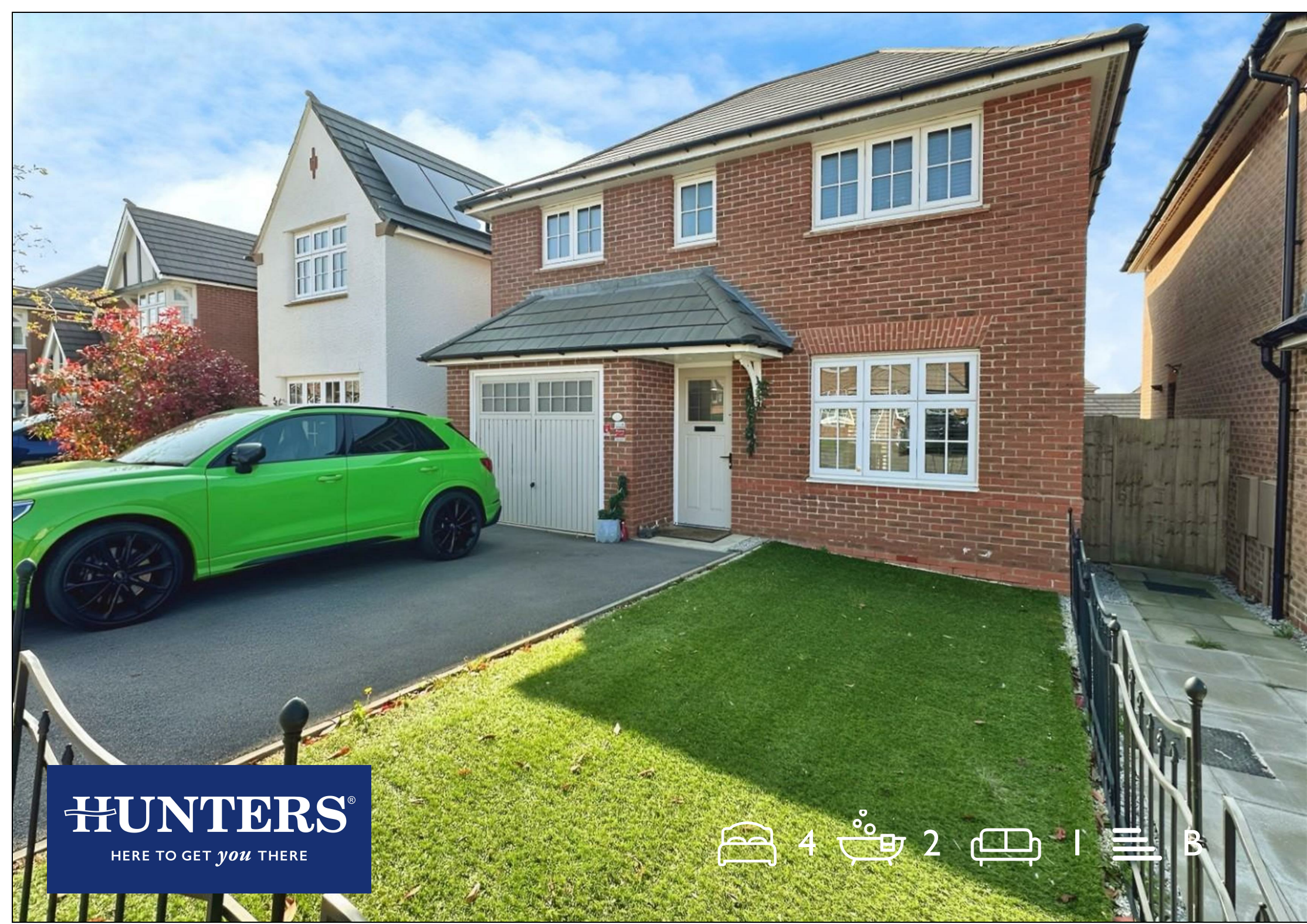




HUNTERS[®]
HERE TO GET *you* THERE

4 2 1 B

Lambert Meadow, Tyldesley

£420,000



This beautifully presented and thoughtfully designed four-bedroom detached family home offers spacious accommodation throughout and is located in a highly sought-after residential area. Positioned close to a range of local amenities including shops, reputable schools, and a variety of pubs and restaurants, it also benefits from excellent transport links via the A580 and the Guided Busway—providing convenient access to Manchester and surrounding areas.

Offered to the market with no onward chain and the option to be sold fully furnished, this home is ideal for families looking to move straight in.

Upon entering, you're welcomed by a bright entrance porch that leads to the staircase and a spacious sitting room at the front of the property, featuring a large window that floods the room with natural light. An internal door leads into the heart of the home—a stunning open-plan kitchen and dining area, fitted with a range of contemporary wall and base units, high-quality worktops, and integrated appliances including a fridge freezer, dishwasher, oven, and hob. French doors open directly onto the south facing rear garden, creating a perfect indoor-outdoor flow ideal for entertaining and family living.

The dining area also provides access to a separate utility room, which houses the boiler and offers space for a washing machine, as well as an external door leading to the garden. A convenient downstairs W.C. completes the ground floor.

Upstairs, the property boasts a generous master bedroom with a modern three-piece en-suite shower room, two further spacious double bedrooms, and a well-proportioned fourth bedroom—perfect as a nursery, office, or guest room. A stylish family bathroom, finished with contemporary tiling, a chrome towel radiator, and a rear-facing window, completes the first floor.

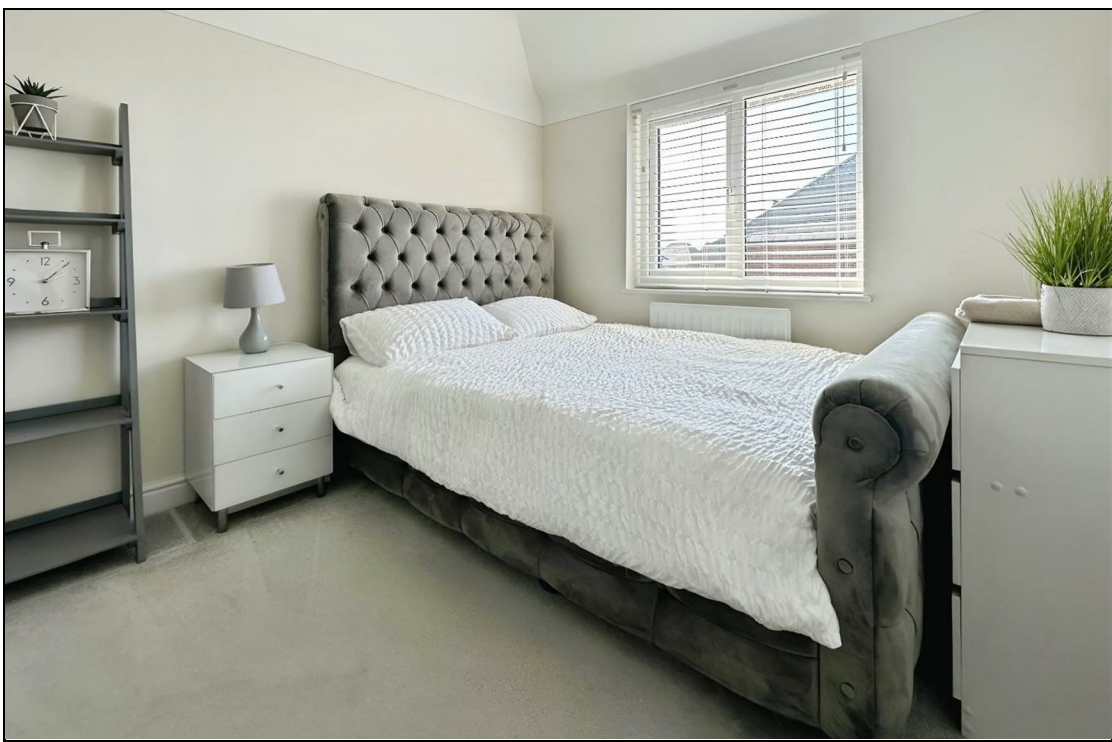
Externally, the property benefits from excellent kerb appeal, with a well maintained front lawn and driveway offering off-road parking, leading to an integral single garage.

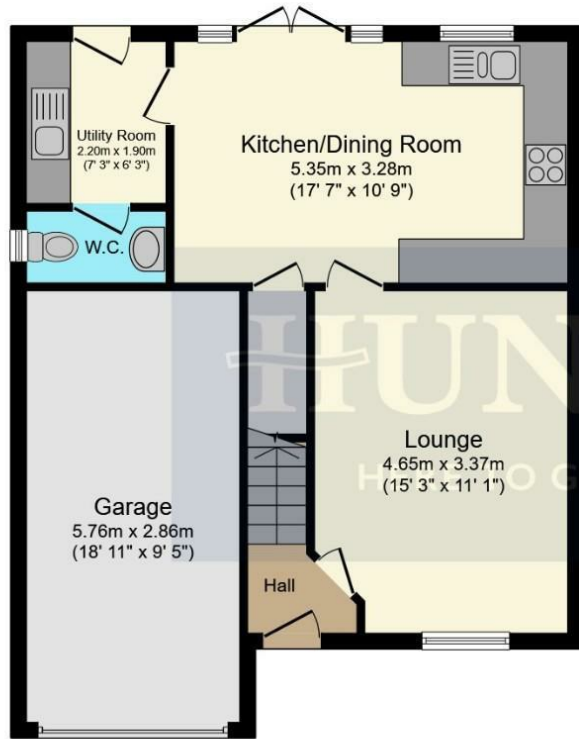
KEY FEATURES

- NO CHAIN
- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED
- UTILITY ROOM & CLOAKS/W.C
- LAID TO LAWN FRONT AND REAR GARDENS
- DRIVEWAY LEADING TO THE INTEGRAL GARAGE
- CAN BE SOLD FULLY FURNISHED
- SOUGHT AFTER QUIET LOCATION
- EN-SUITE
- SOUTH FACING PRIVATE GARDEN
- OPEN PLAN KITCHEN/DINING AREA



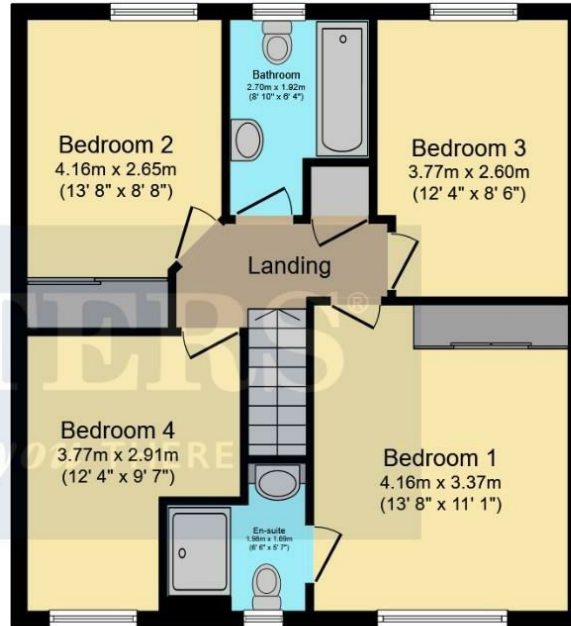






Ground Floor

Floor area 62.5 sq.m. (673 sq.ft.)

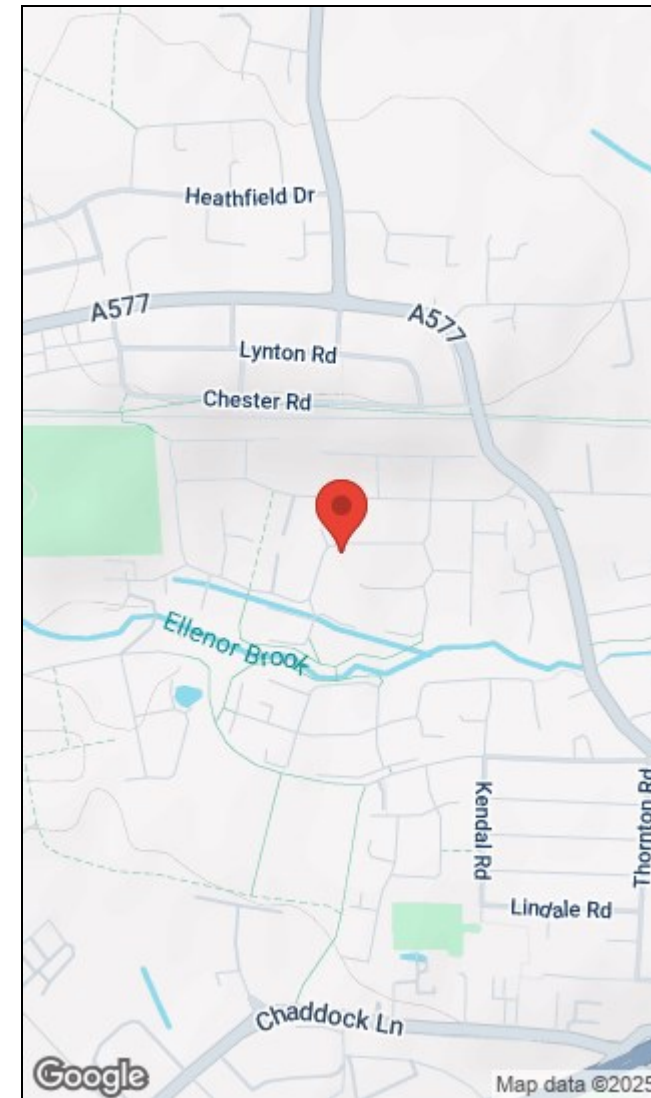


First Floor

Floor area 59.0 sq.m. (635 sq.ft.)

Total floor area: 121.5 sq.m. (1,308 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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		94	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(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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