



HUNTERS[®]
HERE TO GET *you* THERE

 4  2  2  C

Sale Lane, Tyldesley, Manchester

Per Month £2,500 Per Month

HUNTERS[®]

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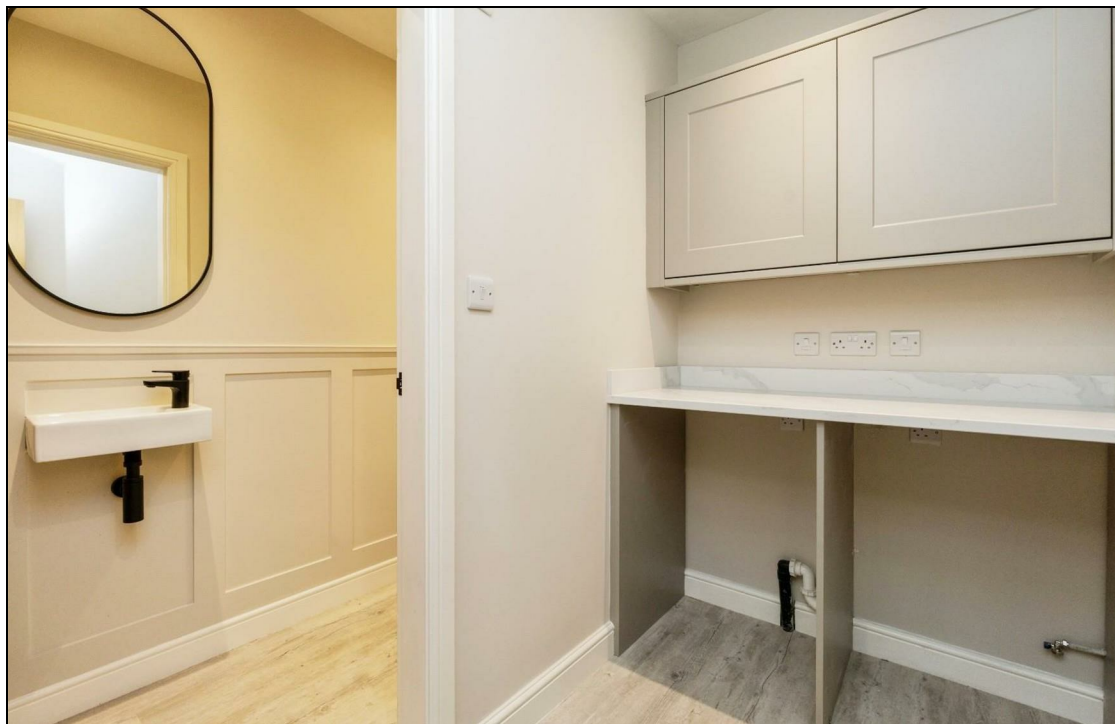
Situated in a highly sought-after and convenient location, this beautifully extended period semi-detached home offers a perfect blend of character, modern comfort, and impressive living space. With a thoughtfully designed double-storey extension, the property has been extensively upgraded to the highest of standards, creating a stunning home ideal for growing families and professionals alike. Upon entering, a bright and spacious hallway leads to the principal living areas. At the front of the property, a dedicated study provides the perfect space for remote working or a quiet retreat. A convenient guest WC is also located off the hallway. The elegant lounge, positioned centrally within the home, offers a comfortable and inviting space for relaxation. To the rear, the property truly shines with a spectacular open-plan kitchen and dining room. Designed with both style and functionality in mind, this space boasts sleek fitted cabinetry, high-end appliances, and generous worktop space. The large dining area seamlessly integrates with the kitchen, making it ideal for family meals and entertaining guests. Expansive windows and doors allow an abundance of natural light to flood in while providing easy access to the rear garden. A separate utility room adds further practicality, offering additional storage and laundry facilities while keeping the main living areas uncluttered. Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering a comfortable and versatile space. The primary bedroom is a luxurious retreat, complete with a private en-suite shower room featuring stylish modern fittings. The remaining bedrooms provide excellent accommodation for family members or guests, while the fourth bedroom offers flexibility as a child's room, guest bedroom, or additional study. A contemporary family bathroom serves the remaining bedrooms, featuring a modern suite with elegant finishes.



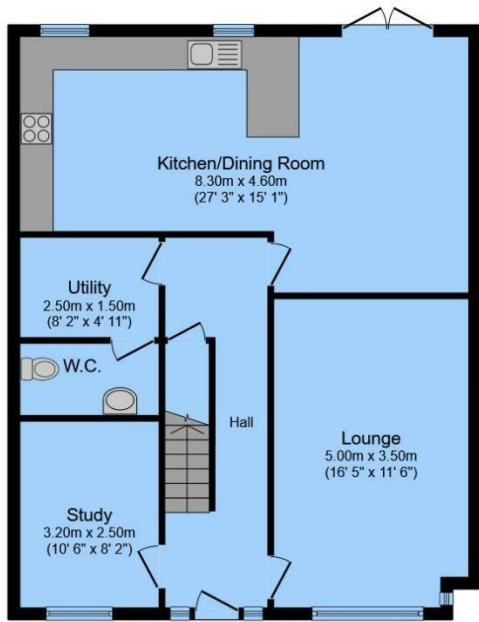
KEY FEATURES

- STUNNING NEWLY REFURBISHED FOUR BEDROOMED
- MOVE IN READY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- UTILITY ROOM WITH DOWNSTAIRS W/C
 - EPC RATING C
 - OFFICE/STUDY
- SOUGHT AFTER LOCATION
- MUST BE SEEN TO FULLY APPRECIATE
- CLOSE TO AMENITIES

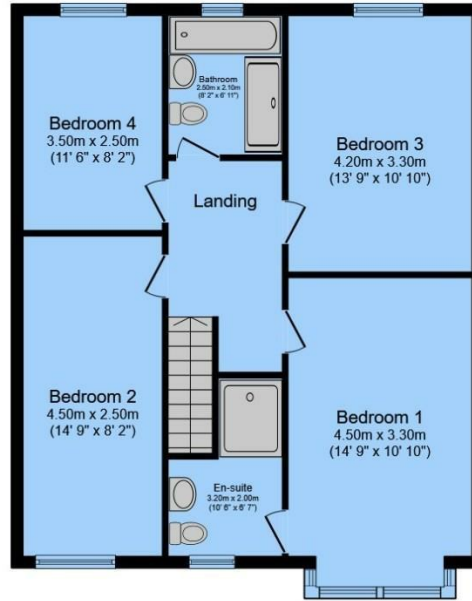




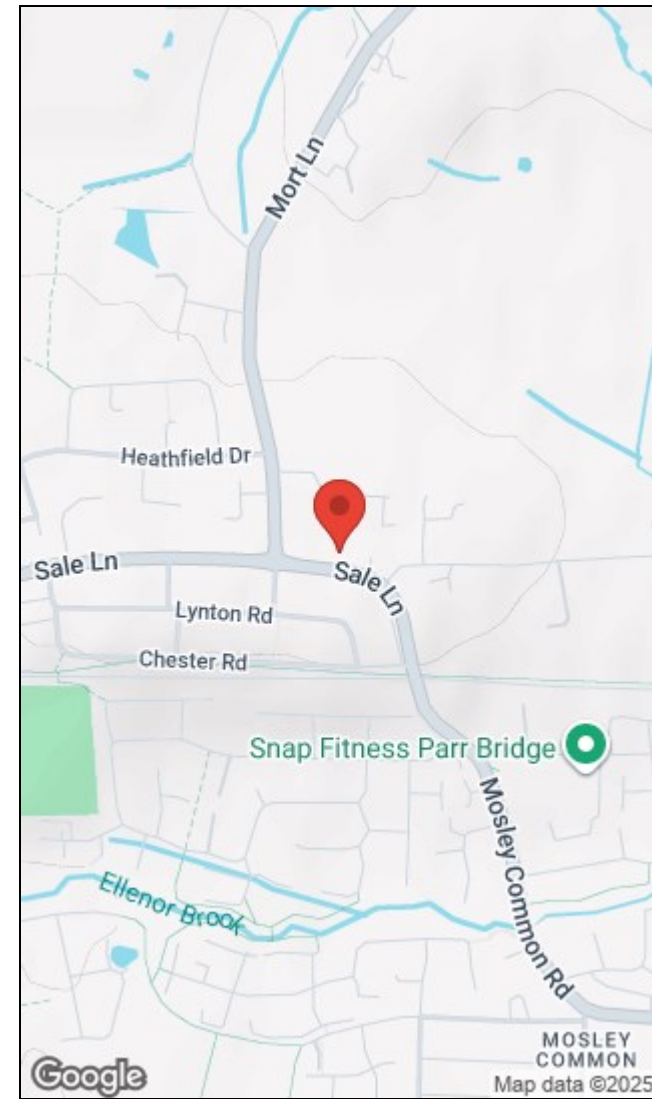




Ground Floor



First Floor



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			(92-plus) A		
(81-91) B			(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		
	78	85			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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