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Moss Fold, Astley, Tyldesley

Offers In The Region Of £430,000



Positioned in a highly sought-after location on the Astley–Tyldesley border, this superb family home is ideally situated for excellent local amenities, well-regarded schools, and convenient transport links. Thoughtfully extended, it now offers generous and adaptable living accommodation, including the transformation of the former conservatory into a stylish orangery with a permanent roof, providing a versatile space that can be enjoyed throughout the year.

The ground floor opens with a bright entrance hallway and a useful guest WC. The lounge and dining room are connected by part-glazed double doors, allowing the rooms to function independently or be opened up for larger gatherings. The fitted kitchen flows seamlessly into a dining area, which also incorporates a practical utility space, making it perfect for modern family living. Beyond this, the property extends into a welcoming family room, creating an inclusive hub at the heart of the home.

Upstairs, the first floor offers four well-proportioned bedrooms. The master suite benefits from a private en suite shower room and a full wall of fitted wardrobes, stretching floor to ceiling to provide excellent storage. The remaining bedrooms are served by a modern family bathroom.

Externally, the property enjoys mature gardens to both the front and rear, offering plenty of space for relaxation and outdoor activities. An attached garage and a generous driveway ensure ample off-road parking.

This is an excellent opportunity to acquire a spacious and well-designed family home in a prime location, with a layout that balances comfort, practicality, and versatility.

KEY FEATURES

- FOUR BEDROOMS
- CUL DE SAC POSITION
- SOUGHT AFTER LOCATION
- IMMACULATELY PRESENTED
- CONTEMPORARY KITCHEN
- CLOSE TO SCHOOLS
- WELL TENDED GARDENS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES

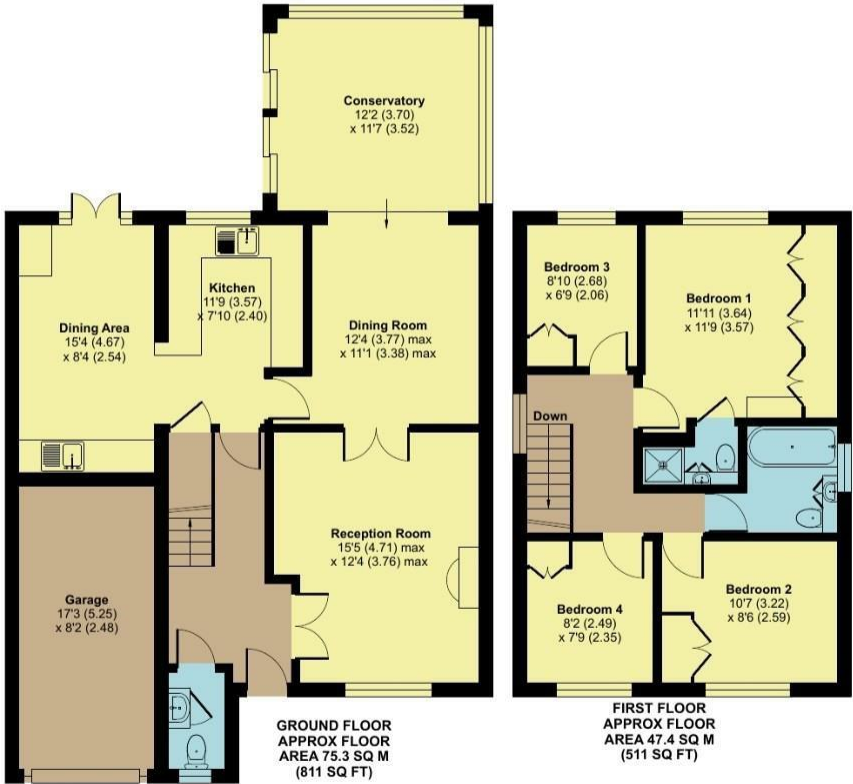




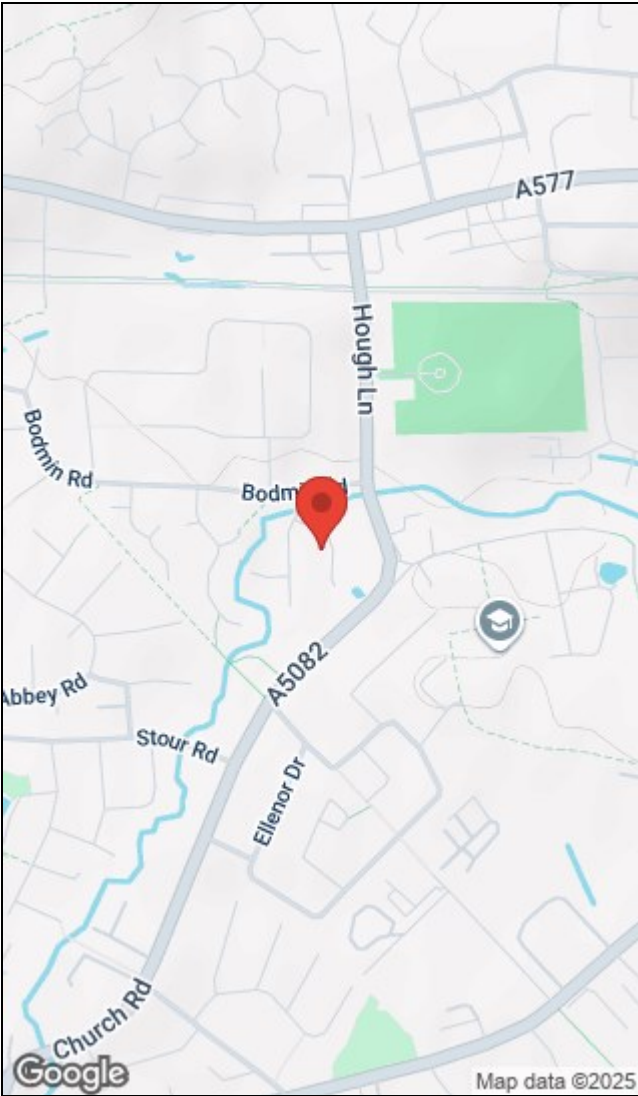


Moss Fold, Astley, Tyldesley, Manchester, M29

Approximate Area = 1322 sq ft / 122.8 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1460 sq ft / 135.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1340631



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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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