



East Lancashire Road, Astley, Tyldesley

Manchester

HILLS

Offers in Region of £435,000

578 East Lancashire Road

Tyldesley, Manchester

****BACKING ONTO FIELDS**** This Beautifully Presented, Three Bedroom Semi-Detached Property Provides an Abundance of Space! Significantly Extended, with a Large Plot Plus Outbuildings!

Council Tax band: B

Tenure: Leasehold

- Beautifully Presented, Significantly Extended Three Bedroom Semi-Detached Property
- Boasting a Large Plot, with a Huge Garden that Backs onto Fields to the Rear
- Benefits from a Utility Room with a W/C
- Large Open Plan Living, Dining and Kitchen Area with Modern Units, a Velux Window and Bi-Folding Doors
- Cosy Lounge to the Front of the Property
- Three Double Bedrooms, Each with Fitted Furniture, and an Ensuite to the Main Bedroom
- Bright Four-Piece Bathroom
- Driveway to the Side for Off-Road Parking
- Benefits from Outbuildings with Electric, Currently Used as an Office and a Gym
- Close to Excellent Transport Links into Both Manchester and Warrington



HILLS



Entrance Hallway

Lounge

12' 6" x 10' 0" (3.82m x 3.05m)

Kitchen Diner

18' 4" x 26' 0" (5.58m x 7.92m)

Utility Room

6' 6" x 4' 10" (1.97m x 1.47m)

Landing

Bedroom One

20' 3" x 8' 11" (6.18m x 2.73m)

En suite

8' 3" x 3' 9" (2.52m x 1.15m)

Bedroom Two

10' 4" x 10' 0" (3.14m x 3.06m)

Bedroom Three

12' 2" x 9' 5" (3.72m x 2.88m)

Bathroom

8' 1" x 6' 2" (2.47m x 1.89m)

Outbuildings

Gym - 6.25m x 4.14m Office - 3.09m x 2.21m



HILLS



Entrance Hallway

Lounge

12' 6" x 10' 0" (3.82m x 3.05m)

Kitchen Diner

18' 4" x 26' 0" (5.58m x 7.92m)

Utility Room

6' 6" x 4' 10" (1.97m x 1.47m)

Landing

Bedroom One

20' 3" x 8' 11" (6.18m x 2.73m)

En suite

8' 3" x 3' 9" (2.52m x 1.15m)

Bedroom Two

10' 4" x 10' 0" (3.14m x 3.06m)

Bedroom Three

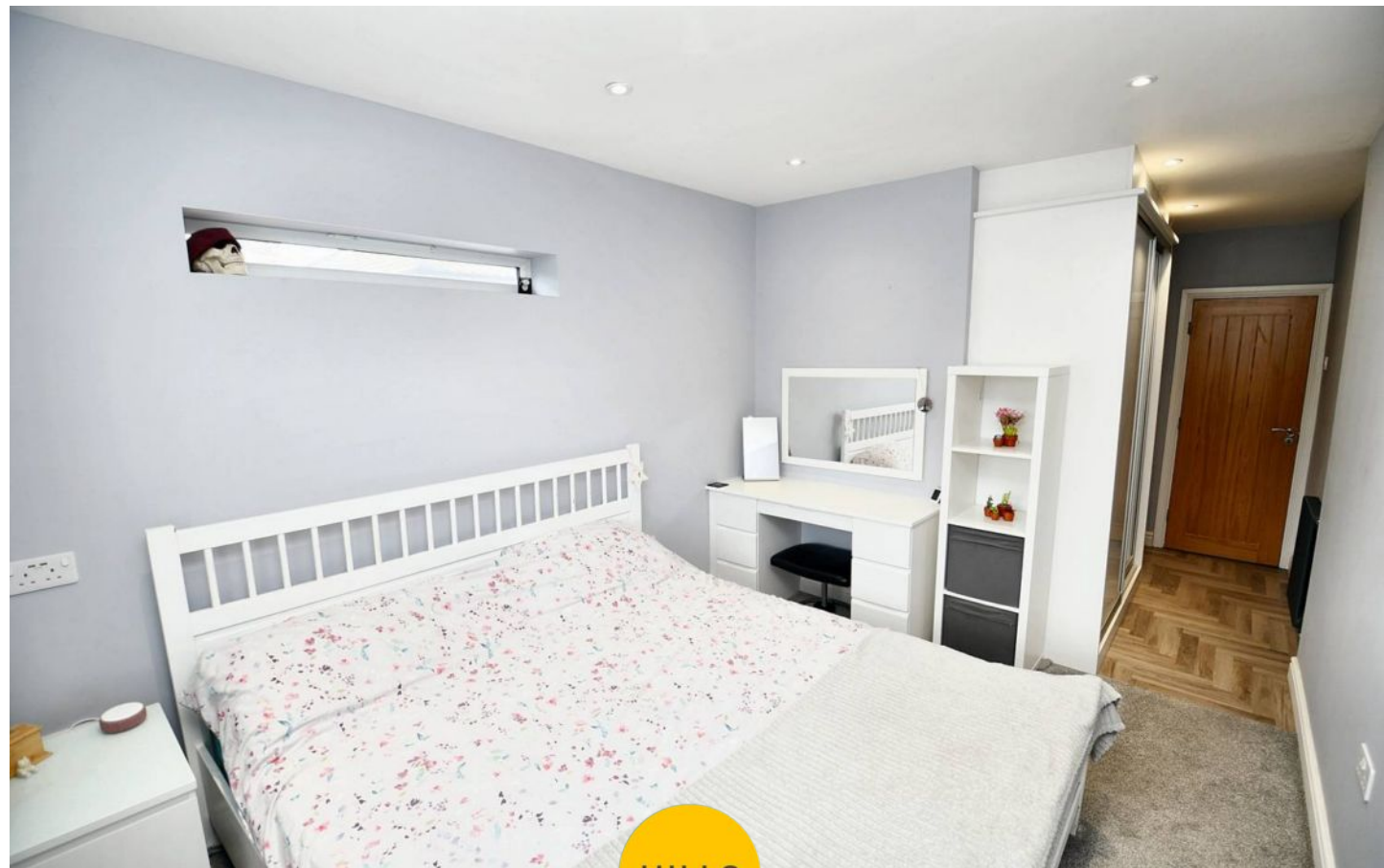
12' 2" x 9' 5" (3.72m x 2.88m)

Bathroom

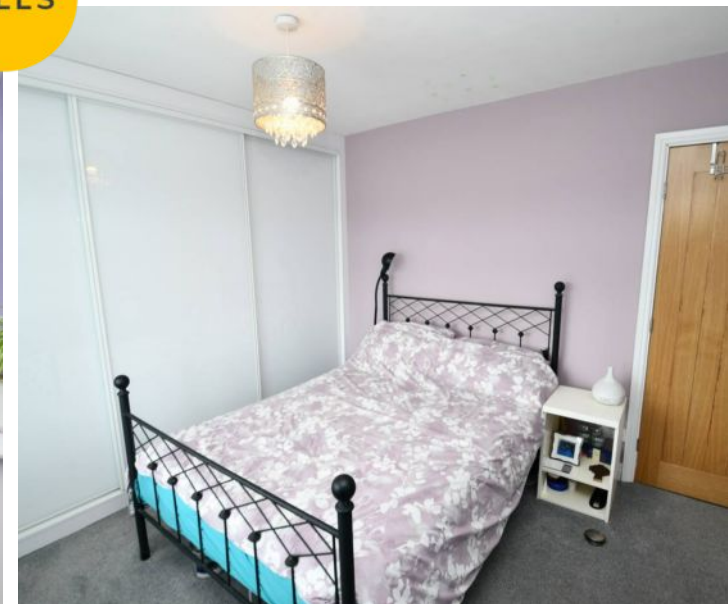
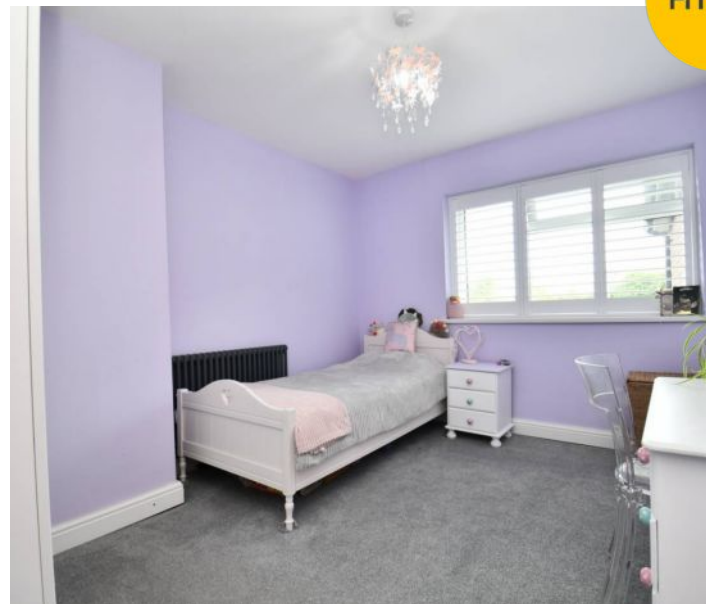
8' 1" x 6' 2" (2.47m x 1.89m)

Outbuildings

Gym - 6.25m x 4.14m Office - 3.09m x 2.21m



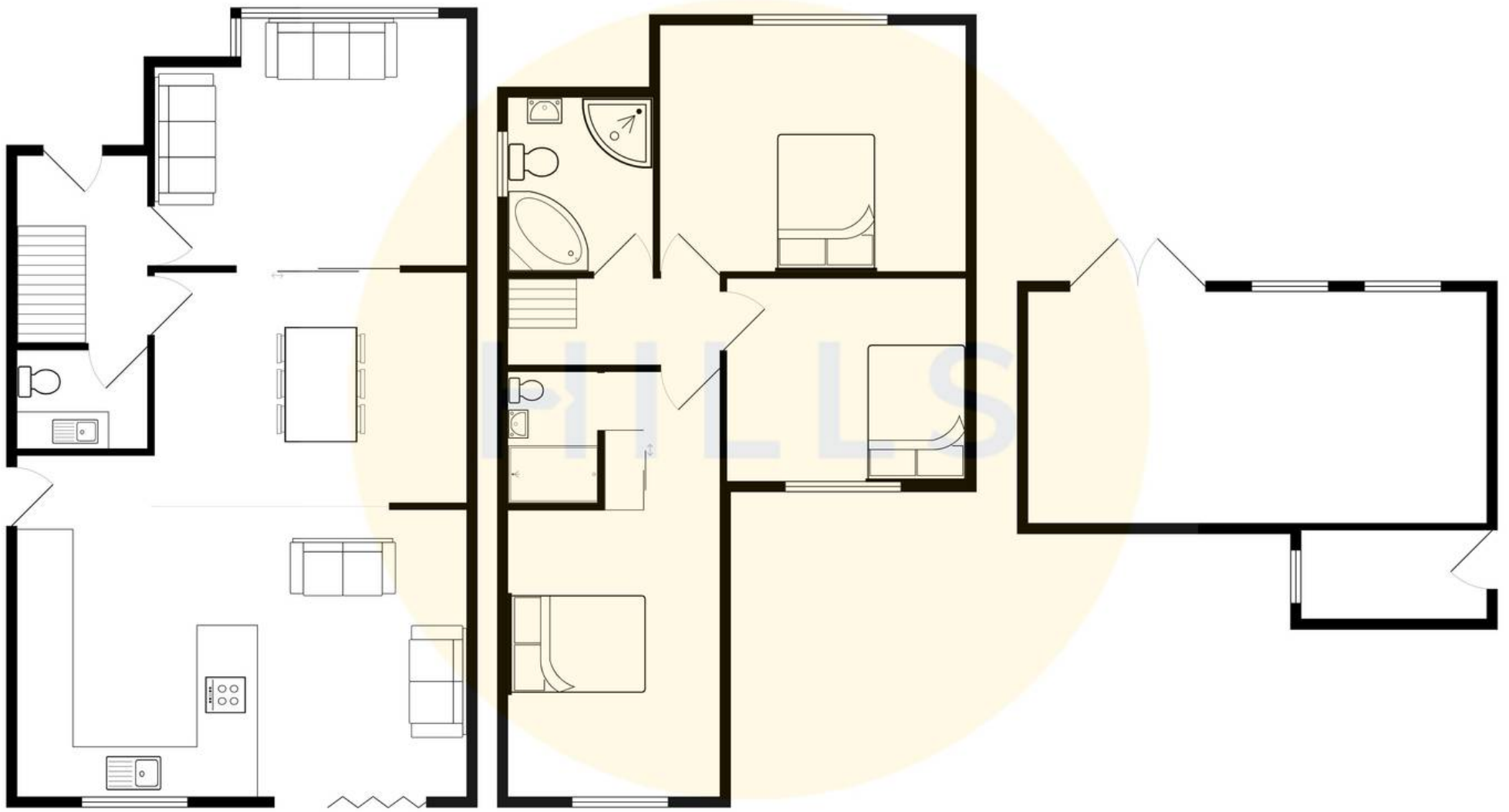
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.