

Millbrooke
ESTATE AGENTS

261 Sale Lane, Tyldesley
£495,000

261 Sale Lane

Tyldesley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this beautiful, four-bedroom detached family home, situated on Sale Lane, Tyldesley. Finished to an exceptional standard throughout with incredible attention to detail. The property boasts four spacious bedrooms, two bathrooms, and three reception rooms. The tenure of the property is freehold with a generous 0.15-acre plot and 1789 sq.ft of living space (including the garage). Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A stunning detached family home
- Finished to a high specification
- Situated on a large 0.15 acre plot
- Offered for sale with the freehold
- Three receptions and four bedrooms
- A large beautifully landscaped rear garden
- Stylish, modern kitchen and bathrooms
- Large driveway, garage and EV charging
- Many local amenities and transport links
- Must be viewed to appreciate



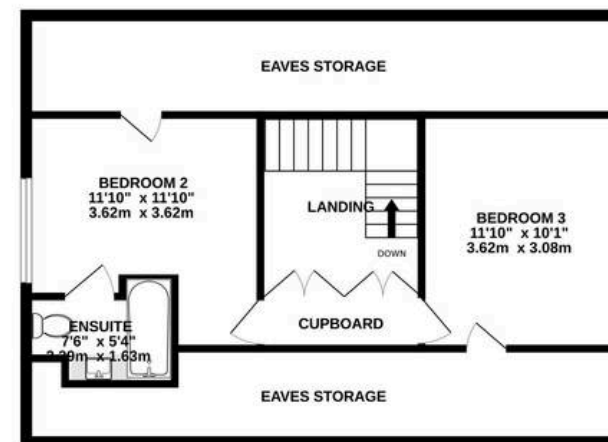
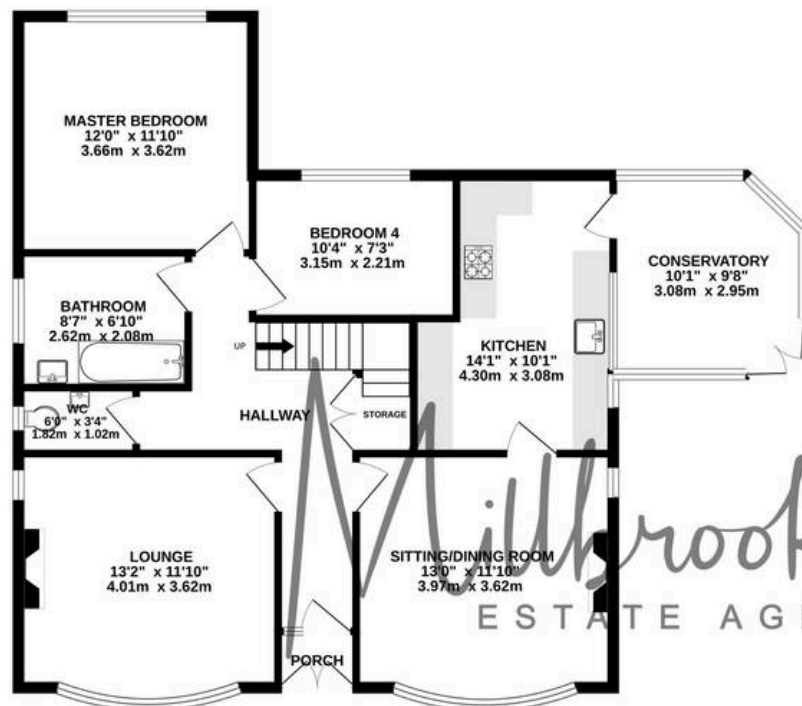




GARAGE
165 sq.ft. (15.4 sq.m.) approx.

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.

1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Millbrooke Estate Agents

271 Mosley Common Road, Worsley, Manchester - M28 1BZ

0161 790 5154 • hello@millbrooke.co • millbrooke.co

