

Kittiwake Close, Tyldesley

Manchester

HILLS

In Excess of £270,000

4 Kittiwake Close

Tyldesley, Manchester

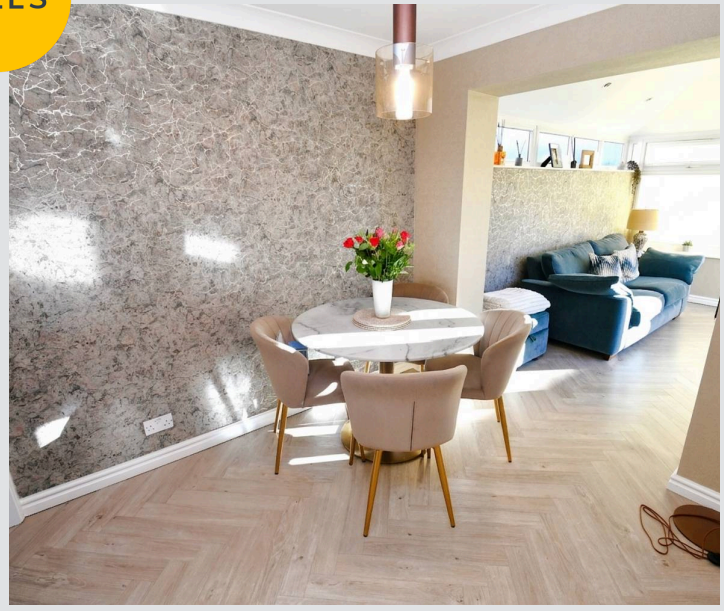
Stylish, Extended Three Bedroom Semi-Detached Property Located on a Quiet Cul-de-Sac Within Walking Distance of the Guided Busway and Tyldesley Town Centre!
Council Tax band: C

Tenure: Leasehold

- Stylish Three Bedroom Semi Detached Property Located on a Quiet Cul-de-Sac
- Within Walking Distance of Tyldesley Town Centre, which is Host to a Fine Array of Amenities
- Just a Short Walk from the Guided Busway which Provides Direct Access into Manchester City Centre
- Spacious Family Lounge and a Separate Dining Room
- Bright Extra Reception Room with Views Over the Garden
- Modern Fitted Kitchen
- Three Well-Proportioned Bedrooms, with an Ensuite to the Main Bedroom
- Modern Three-Piece Family Bathroom
- Driveway to the Front for Off-Road Parking
- Beautifully Presented Gardens to the Front and Rear







Porch

Lounge
15' 7" x 14' 5" (4.76m x 4.39m)

Dining Room
8' 9" x 7' 6" (2.66m x 2.29m)

Kitchen
8' 8" x 7' 10" (2.65m x 2.38m)

Landing

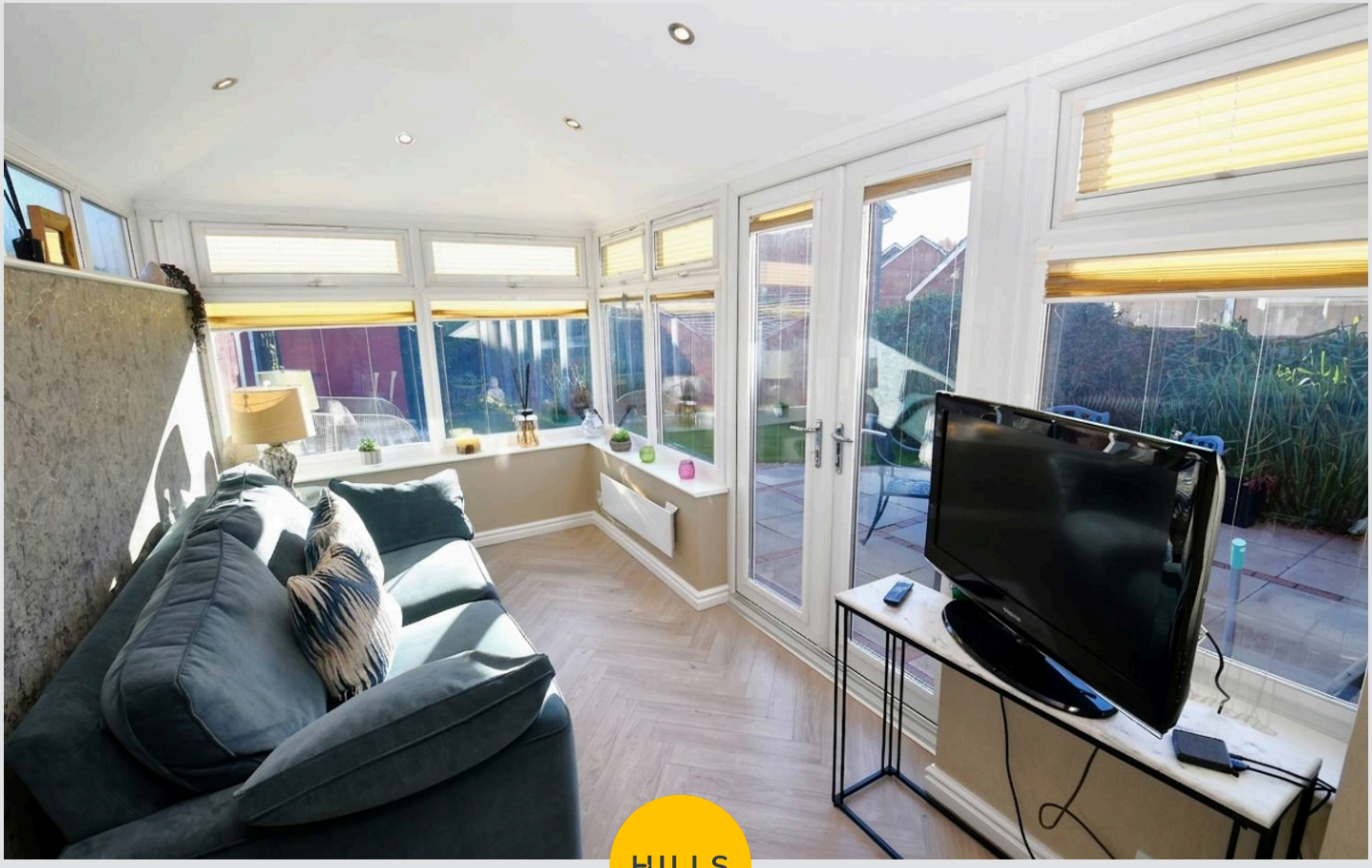
Bedroom One
11' 11" x 8' 11" (3.63m x 2.71m)

Ensuite
8' 10" x 3' 5" (2.68m x 1.04m)

Bedroom Two
9' 5" x 7' 8" (2.88m x 2.33m)

Bedroom Three
8' 0" x 5' 10" (2.44m x 1.78m)

Bathroom
6' 6" x 5' 6" (1.97m x 1.67m)







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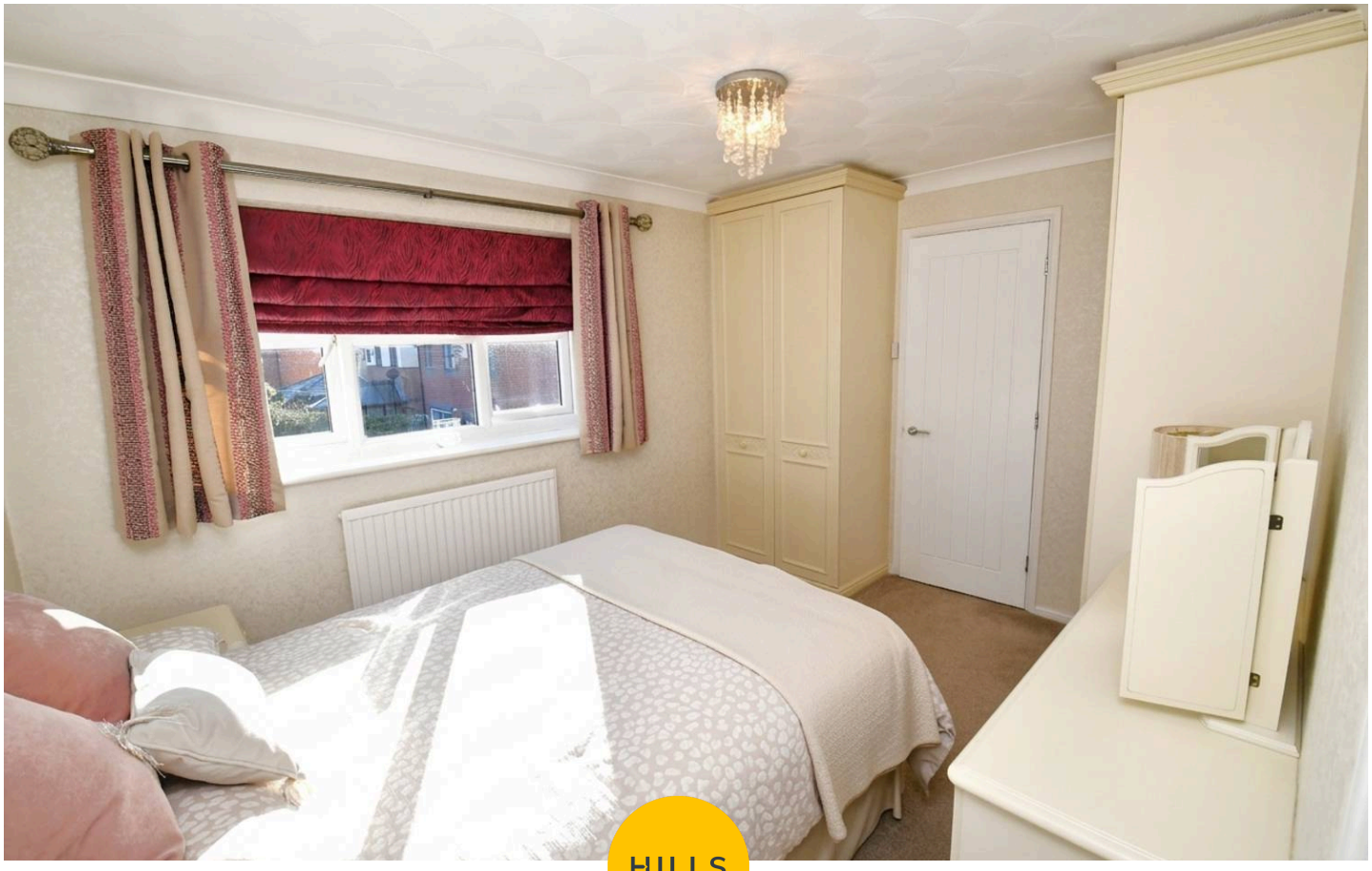
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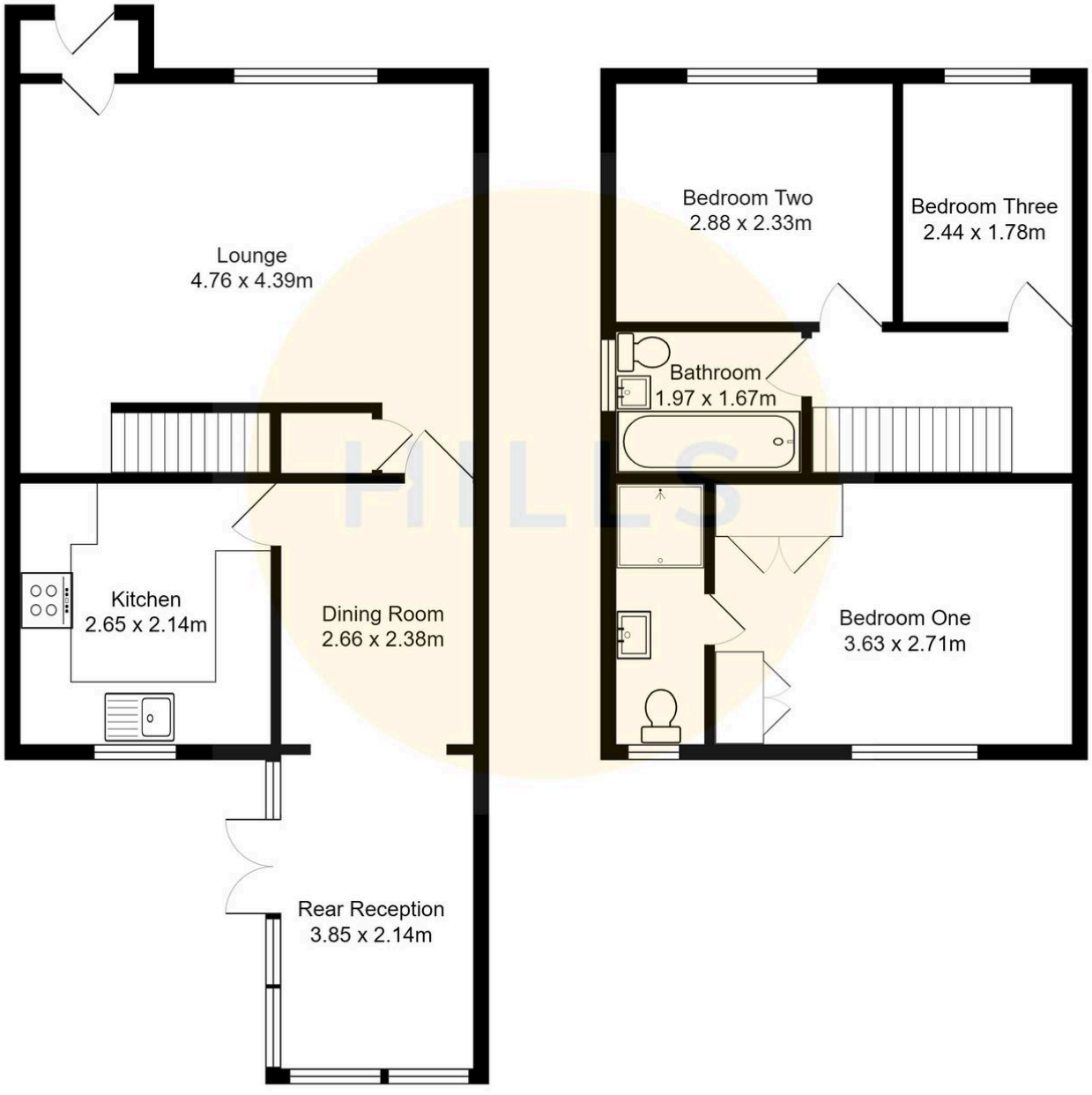




HILLS






Lounge
4.76 x 4.39m
Kitchen
2.65 x 2.14m
Dining Room
2.66 x 2.38m
Rear Reception
3.85 x 2.14m
Bedroom Two
2.88 x 2.33m
Bedroom Three
2.44 x 1.78m
Bathroom
1.97 x 1.67m
Bedroom One
3.63 x 2.71m



Hills

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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort 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.