



1 New Lester Close, Tyldesley
£390,000

Miller Metcalfe
Every step of the way

1 New Lester Close

Tyldesley, Manchester

A fantastic opportunity to acquire a four-bedroom detached home, offered with no onward chain.

Set within a peaceful development of similar family homes, this property is ideally positioned for well-regarded schools, shops, amenities, and excellent transport links—everything needed for convenient family living.

The vendor has advised that the loft has been adapted and is suitable for use. The property has also undergone a number of recent upgrades, including all radiators being replaced last year, newly renovated bathrooms and kitchen, and the installation of a new boiler. The roof has been repaired, further enhancing peace of mind for prospective buyers.

The welcoming entrance hall provides access to the main living areas and stairs to the first floor. At the front of the home is a generous second reception room, formerly the garage, offering a versatile space suitable for a variety of uses. Opposite sits the dining room, another flexible reception area perfect for entertaining or family life. Toward the rear of the property, the spacious family sitting room enjoys double doors opening onto the garden, creating a bright and inviting atmosphere. Adjacent is the kitchen-diner, fitted with a range of wall and base units, ample space for appliances, and room for a breakfast table, with an additional door giving direct access to the rear garden.

Upstairs, the master bedroom is positioned at the front and benefits from three windows, fitted wardrobes, and a contemporary en-suite shower room. The second double bedroom also features its own stylish en-suite.

The third and fourth bedrooms are also generously sized. A modern family bathroom with tasteful wall and floor tiling completes the first floor.

Externally, the property offers driveway parking for multiple vehicles. The sizeable rear garden provides a patio space directly outside the living room doors and a further large raised patio area—low maintenance and ideal for year-round enjoyment.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

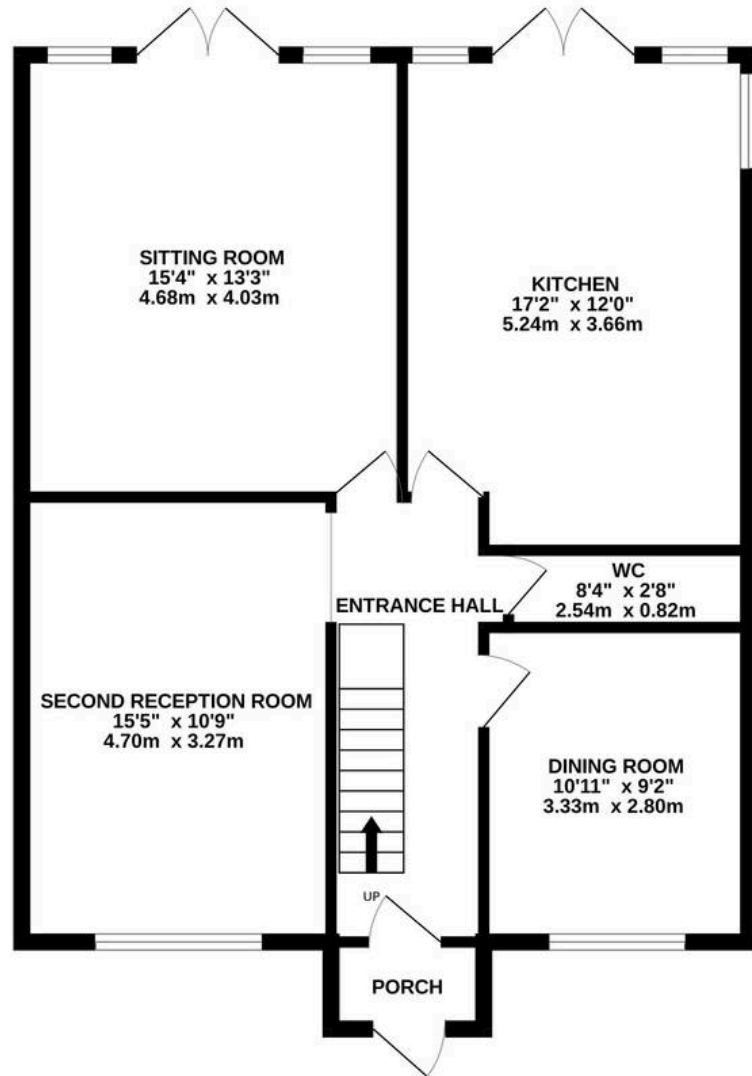




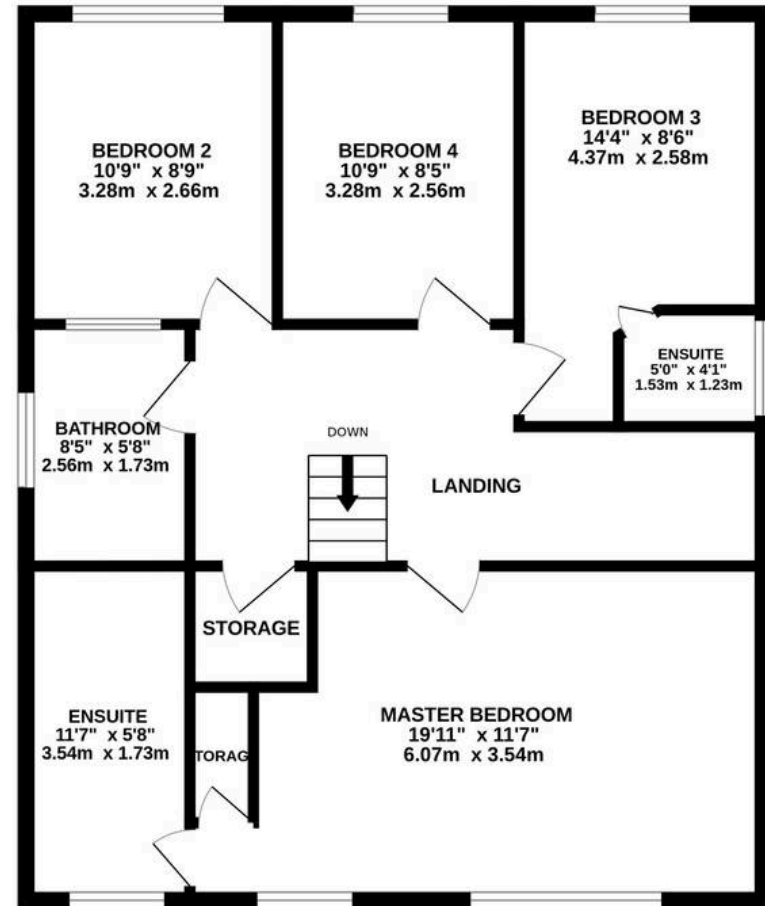




GROUND FLOOR
793 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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.



Tyldesley

9 Stanley Street, Manchester - M29 8AE

01942889080 • tyldesley@millermetcalf.co.uk • millermetcalf.co.uk/

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