



Truro Road, Tyldesley

Manchester



Offers in Region of **£350,000**

# 3 Truro Road

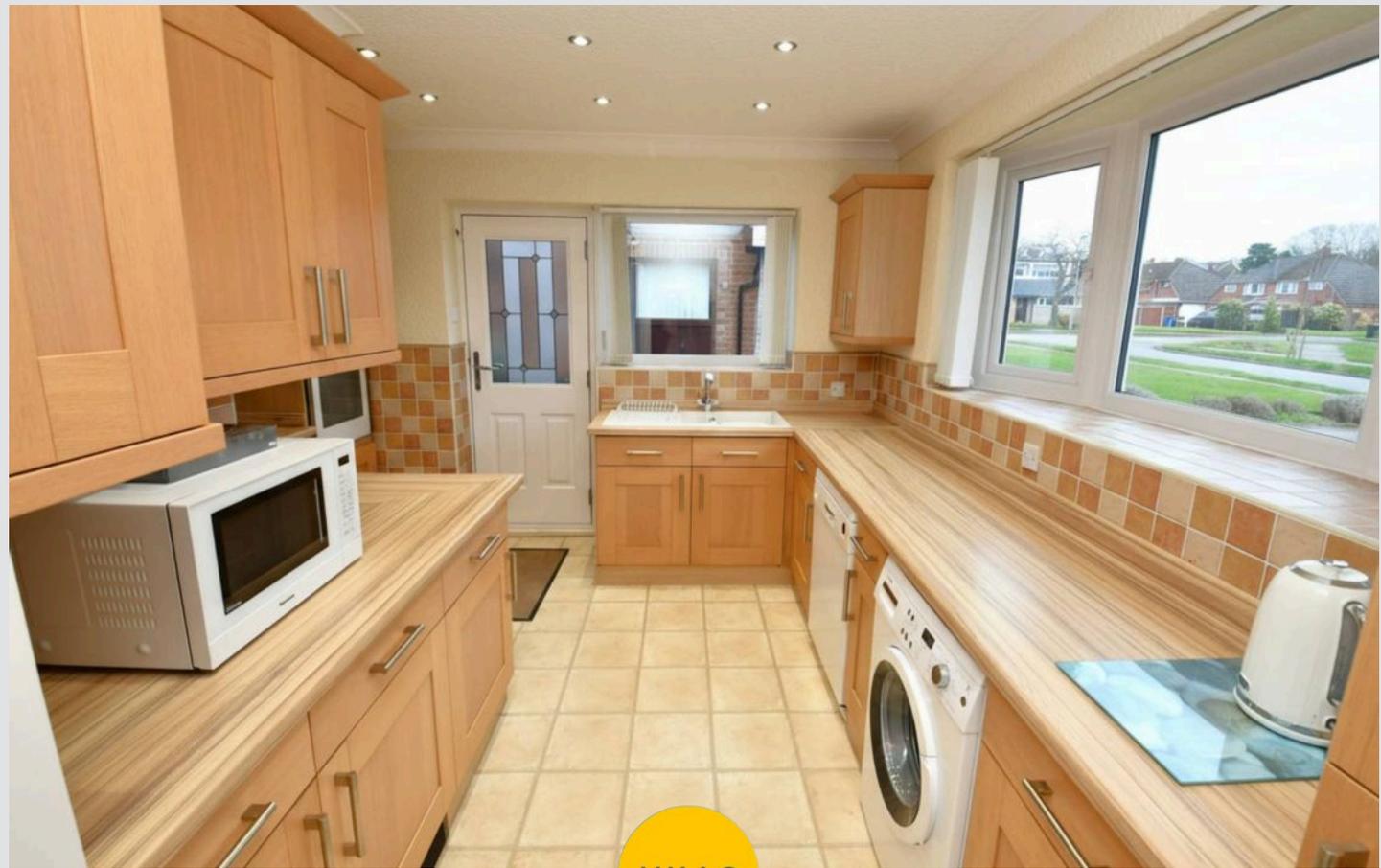
Tyldesley, Manchester

**\*\*Deceptively Spacious, Extended Detached Dormer Bungalow Located on a Popular, Quiet Residential Estate. Boasting Three Reception Rooms!\*\***

Council Tax band: D

Tenure: Leasehold

- Large, Extended Detached Dormer Bungalow Situated on a Popular, Quiet Residential Estate
- Two Bedrooms but with Enough Space to Reconfigure it to a Three Bedroom Property
- Boasting Three Receptions that Provide a Generous Amount of Living Space
- Bright Fitted Kitchen with Plenty of Storage Space and a Large Six-Piece Bathroom
- Huge Main Bedroom with an Abundance of Fitted Furniture
- Downstairs Bedroom with a Shower and a W/C
- Benefits from a Generous Plot with a Large Garden to the Front and a Beautifully Presented Garden to the Rear
- Driveway Providing Off-Road Parking for Several Cars and a Garage for Storage
- Within Easy Access of Transport Links to Manchester and Warrington
- Just a 5 Minute Drive from Tyldesley Town Centre, which is Host to a Fine Array of Bars, Shops and Restaurants



HILLS



**Hallway**

**Kitchen**

12' 9" x 11' 11" (3.88m x 3.64m)

**Downstairs Bedroom**

11' 0" x 9' 7" (3.36m x 2.93m)

**Shower**

2' 5" x 2' 5" (0.74m x 0.73m)

**w/c**

5' 9" x 2' 6" (1.74m x 0.75m)

**Boiler Cupboard**

**Reception Room One**

21' 7" x 15' 11" (6.58m x 4.85m)

**Reception Room Two**

14' 1" x 12' 4" (4.28m x 3.75m)

**Reception Room Three**

12' 0" x 10' 0" (3.66m x 3.06m)

**Landing**

**Bedroom One**

17' 3" x 14' 2" (5.26m x 4.31m)

**Bathroom**

12' 7" x 7' 11" (3.83m x 2.41m)



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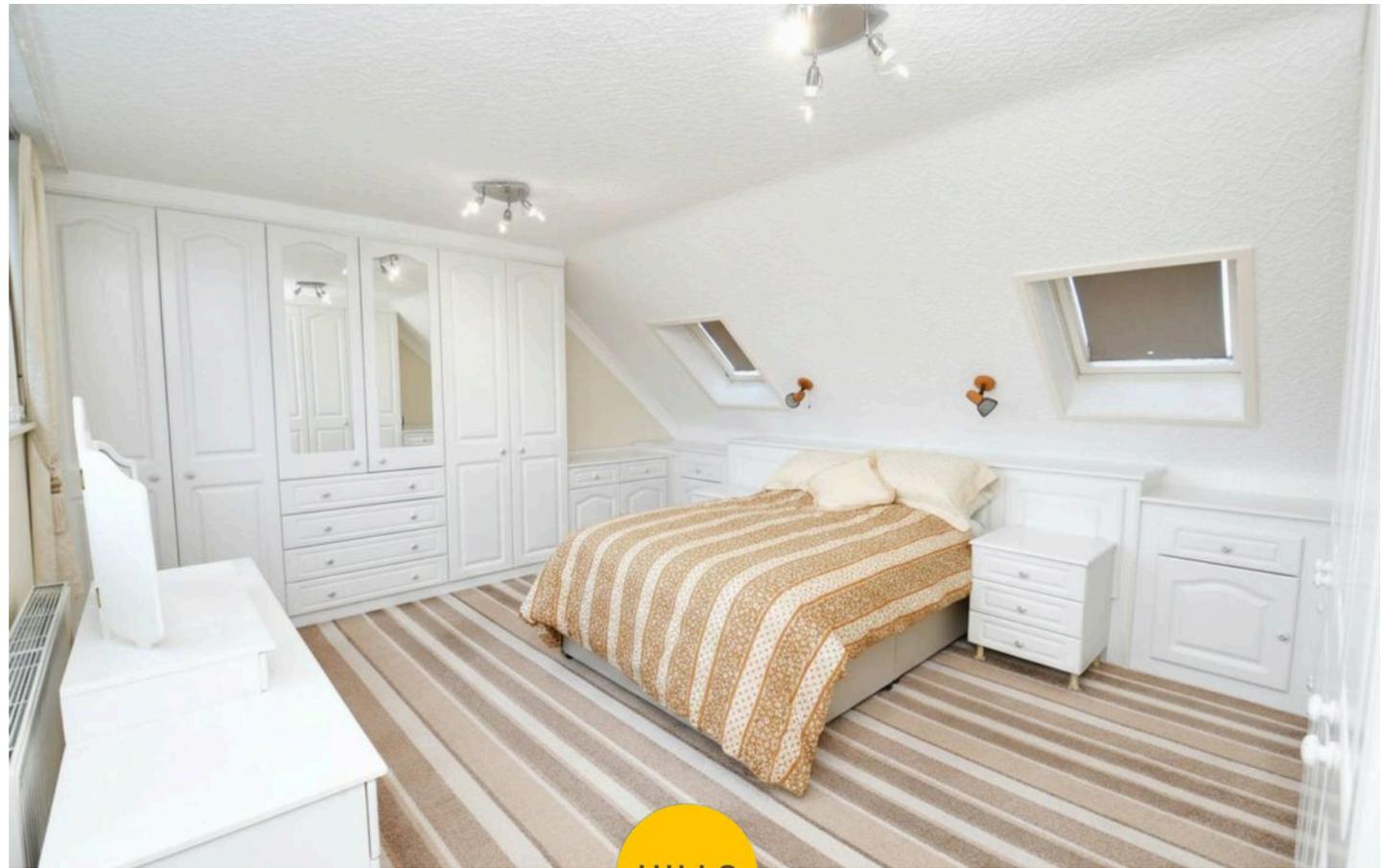
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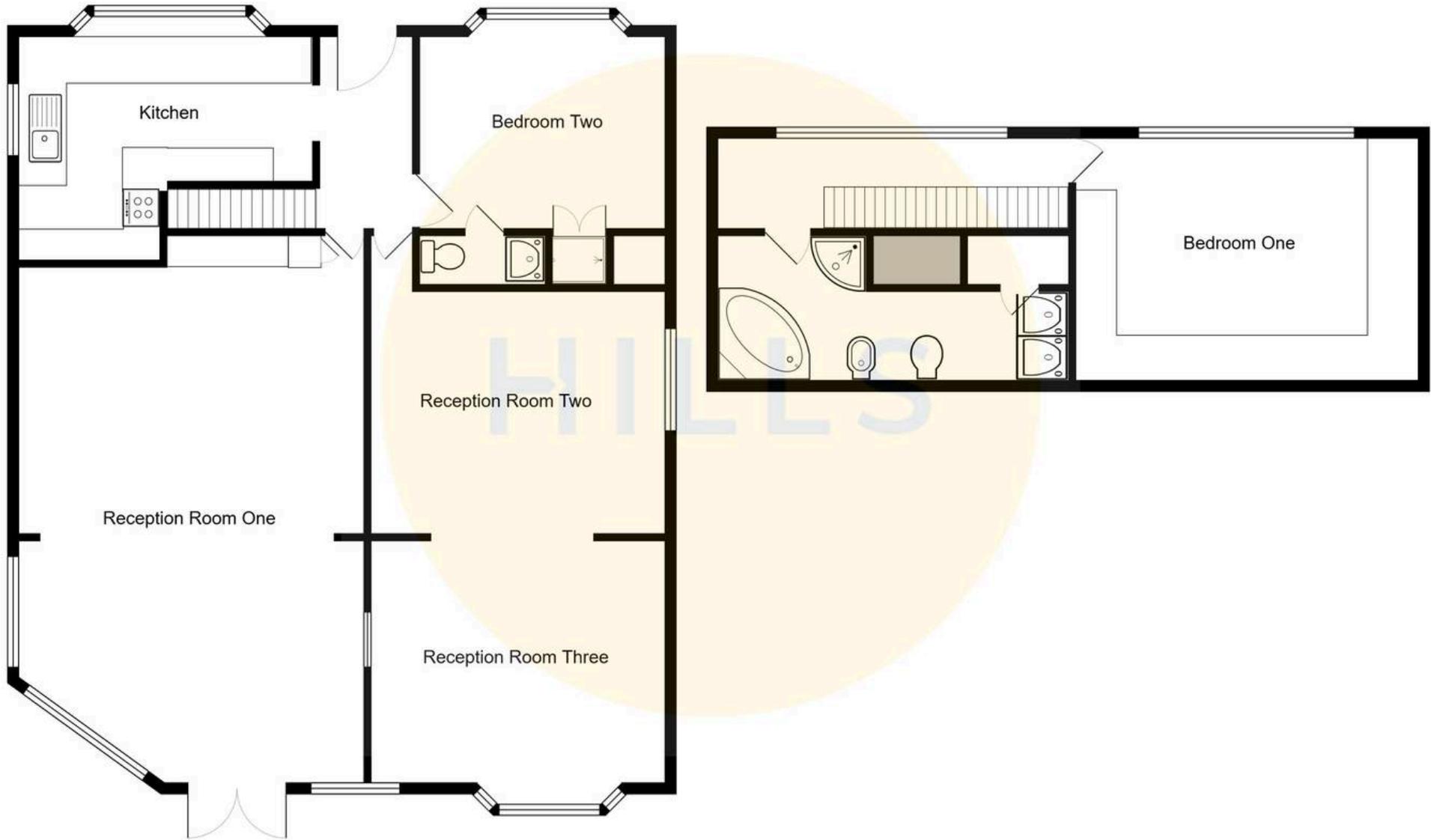
12' 7" x 7' 11" (3.83m x 2.41m)





HILLS







**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.