
Esthwaite Drive, Tyldesley
Manchester
HILLS
£265,000

29 Esthwaite Drive

Tyldesley, Manchester

Stylish Three Bedroom Semi-Detached Property Situated on a Generous Plot with Gardens to the Front, Side and Rear. Boasts a Large, Contemporary Kitchen Diner with Bi-Folding Doors to the Rear!
Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Semi-Detached Property Situated on a Generous Plot
- Cosy Lounge and a Downstairs W/C
- Large, Bright Kitchen Diner with Contemporary Units and Bi-Folding Doors
- Modern Four-Piece Bathroom
- Driveway to the Front for Off-Road Parking
- Beautifully Presented Gardens to the Front, Side and Rear
- On a Popular Estate Within Walking Distance of Local Schooling, Astley Street Park and the Guided Busway
- Early Viewing is Essential!







Porch

Hallway

Lounge
12' 2" x 10' 11" (3.71m x 3.32m)

Kitchen Diner
23' 8" x 10' 11" (7.22m x 3.34m)

W/C
3' 11" x 2' 9" (1.20m x 0.83m)

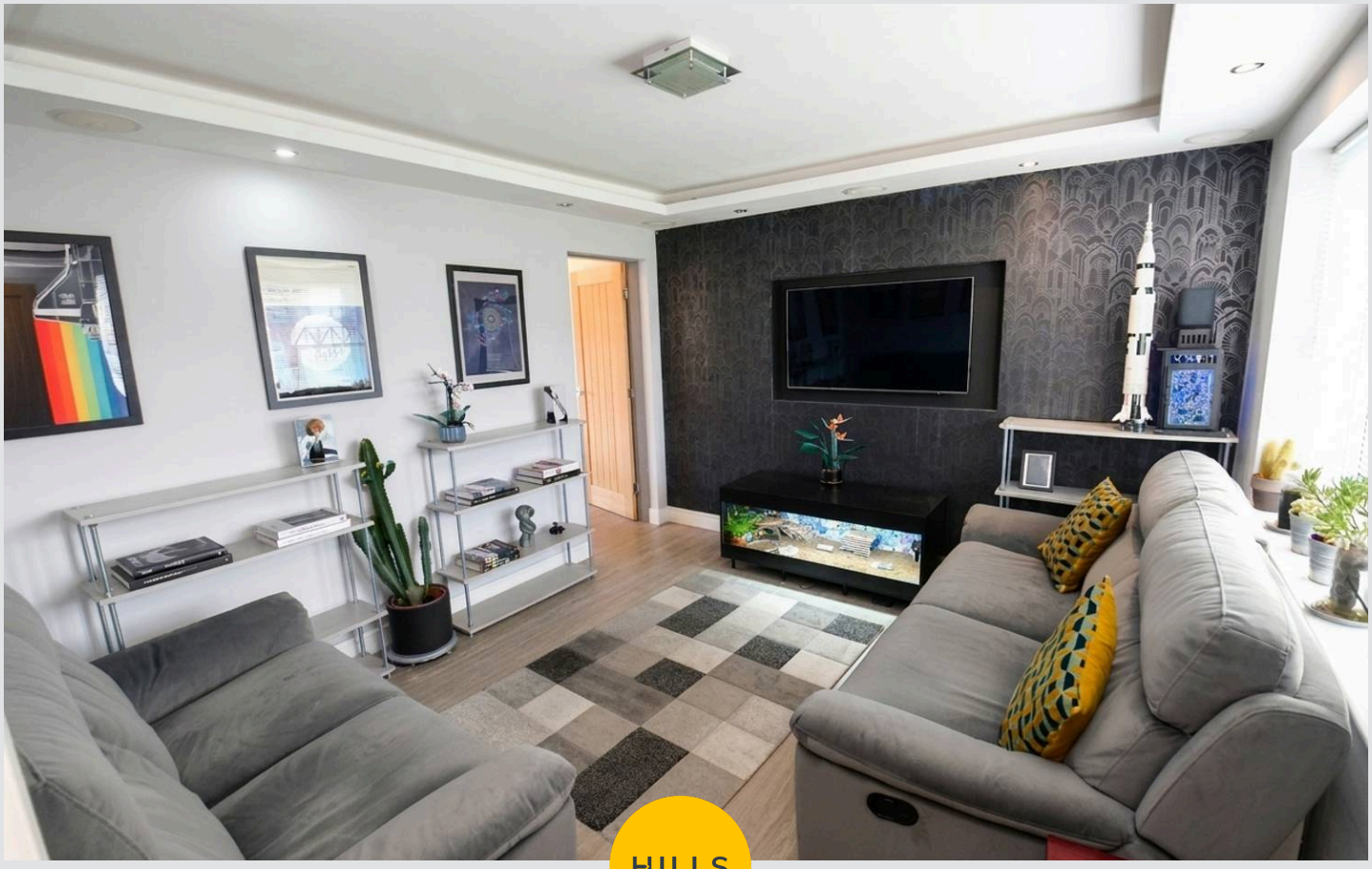
Garage with Utility Space
15' 9" x 7' 4" (4.81m x 2.24m)

Landing

Bedroom One
11' 2" x 8' 2" (3.41m x 2.50m)

Bedroom Two
9' 4" x 9' 1" (2.84m x 2.76m)

Bedroom Three/Office
6' 7" x 6' 0" (2.00m x 1.83m)







Porch

Hallway

Lounge
12' 2" x 10' 11" (3.71m x 3.32m)

Kitchen Diner
23' 8" x 10' 11" (7.22m x 3.34m)

W/C
3' 11" x 2' 9" (1.20m x 0.83m)

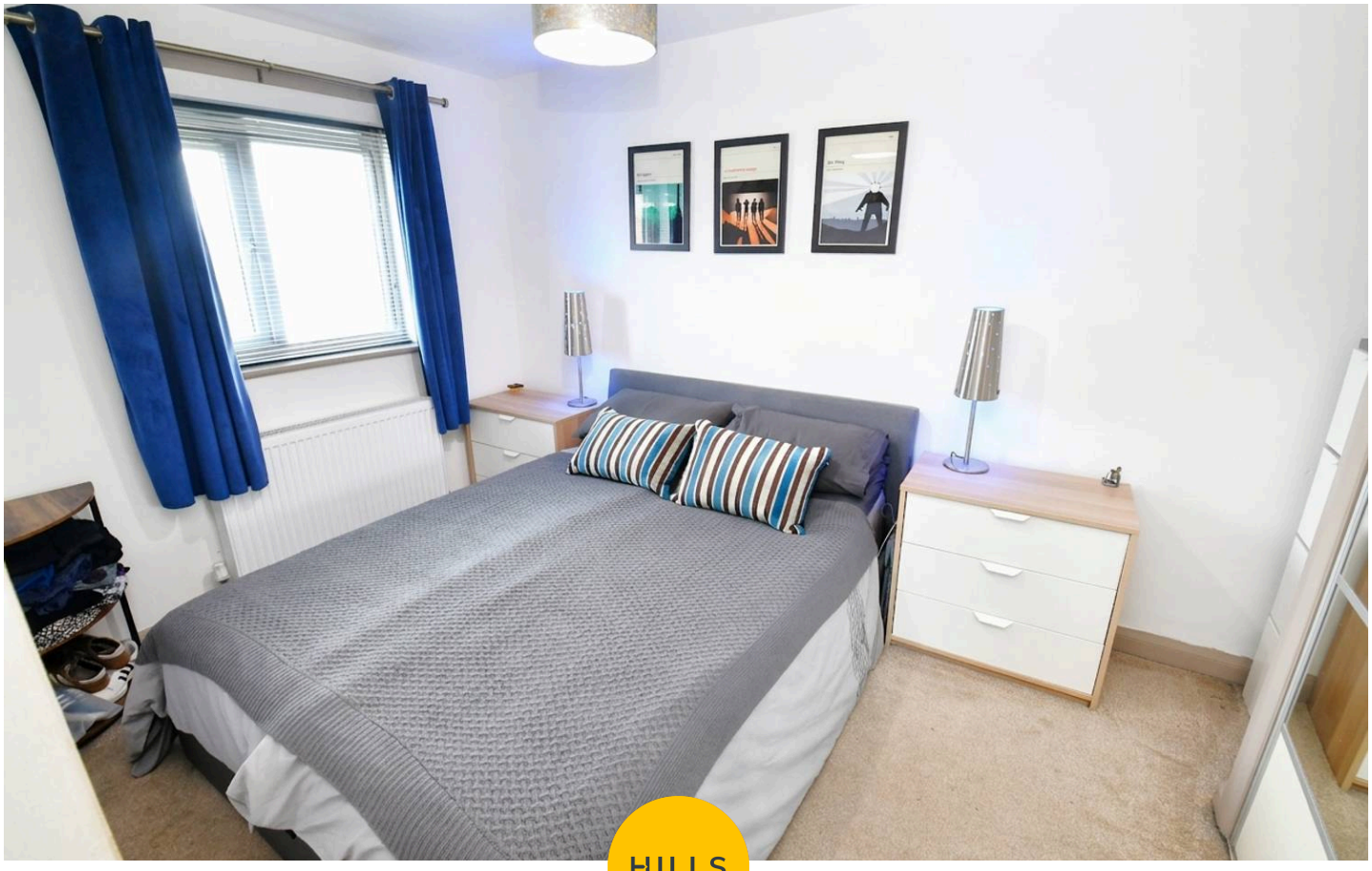
Garage with Utility Space
15' 9" x 7' 4" (4.81m x 2.24m)

Landing

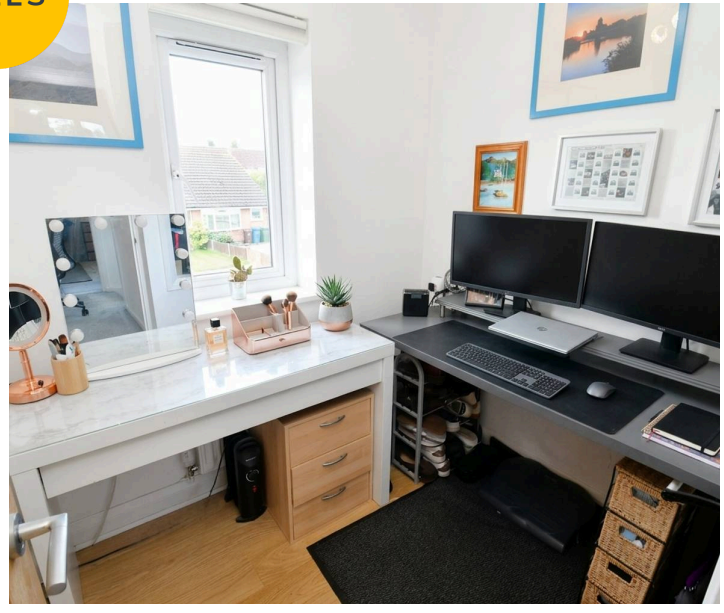
Bedroom One
11' 2" x 8' 2" (3.41m x 2.50m)

Bedroom Two
9' 4" x 9' 1" (2.84m x 2.76m)

Bedroom Three/Office
6' 7" x 6' 0" (2.00m x 1.83m)



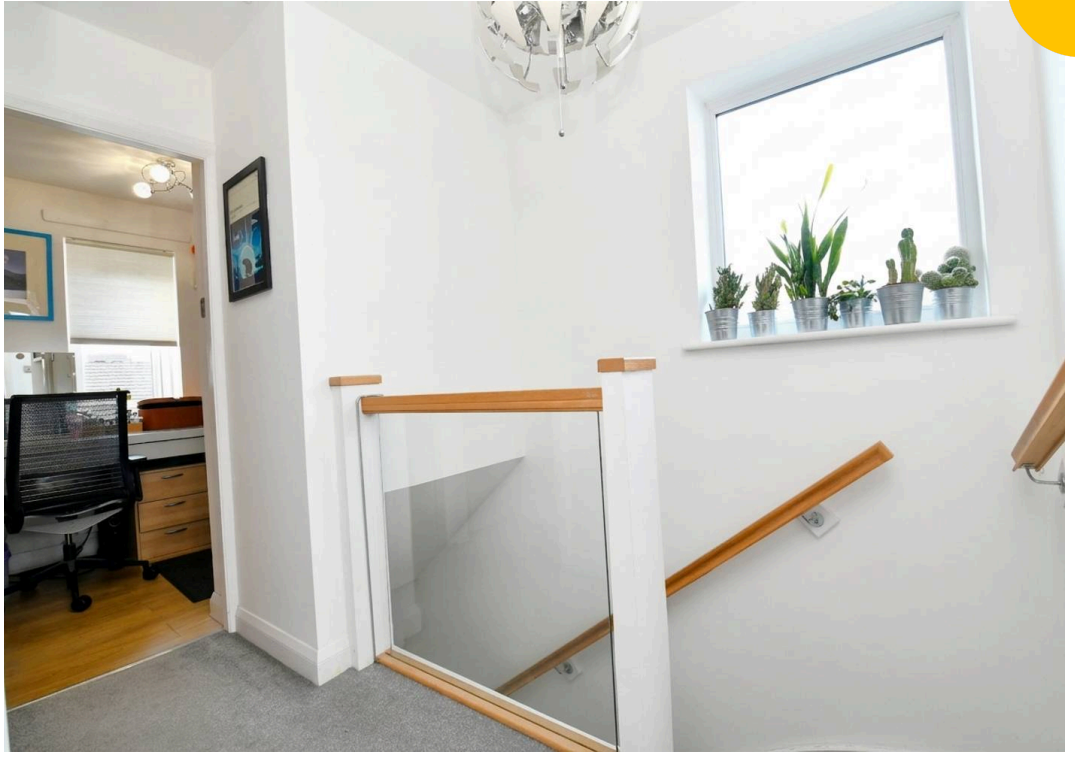


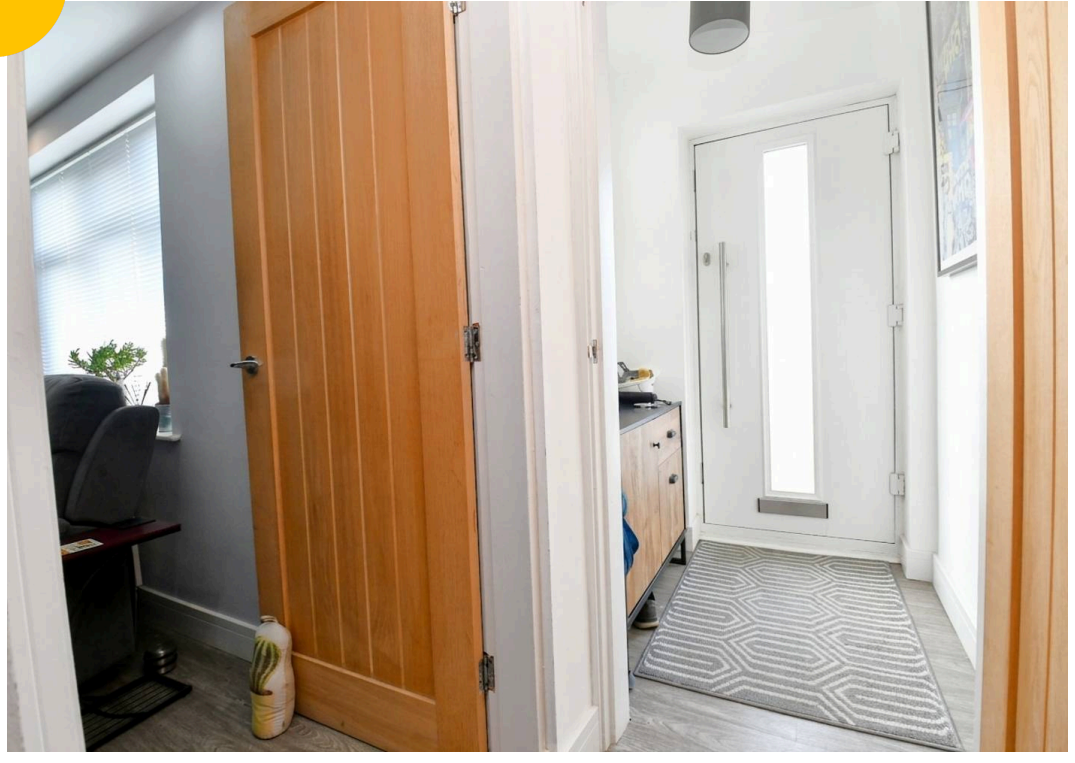


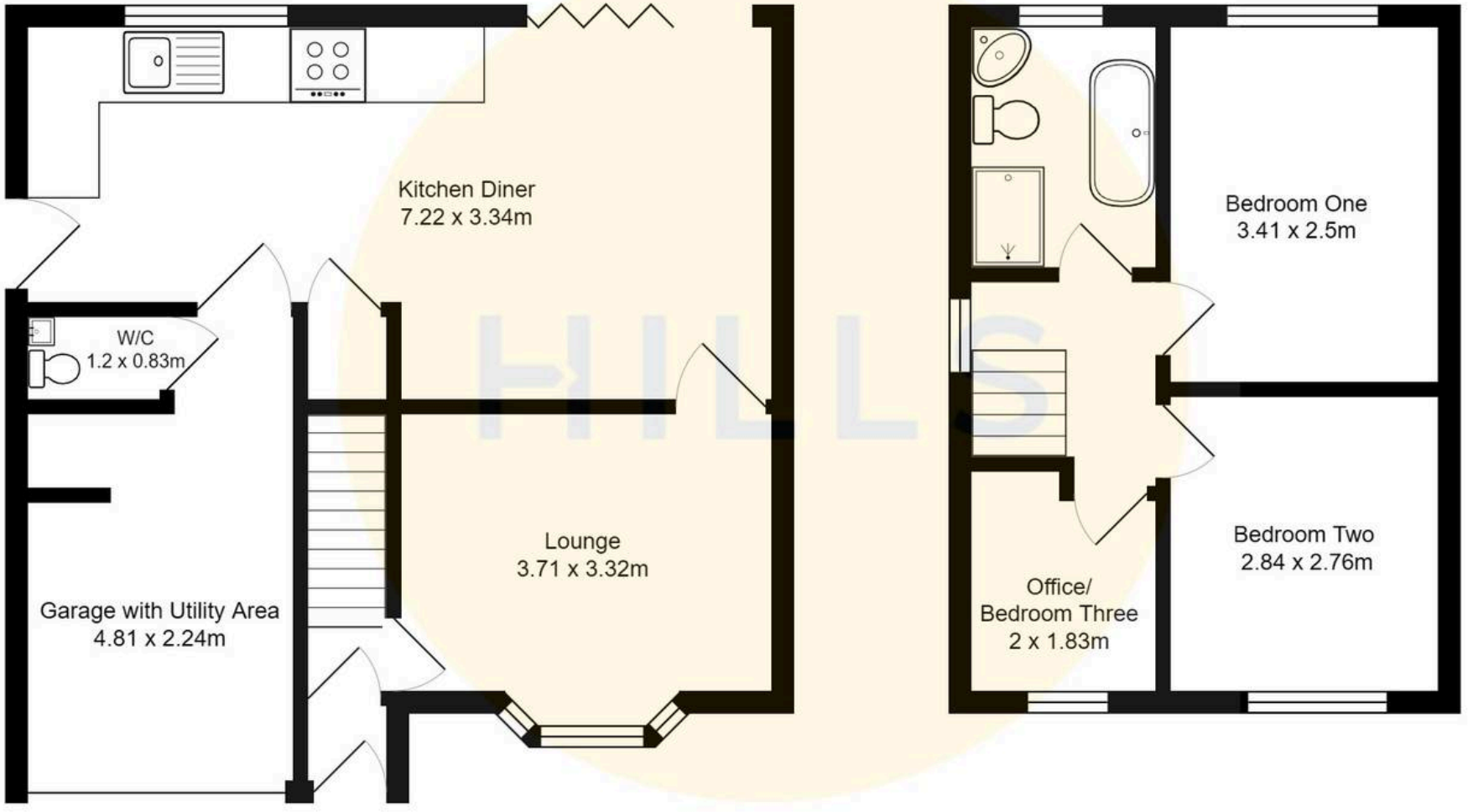




HILLS






Kitchen Diner
7.22 x 3.34m
W/C
1.2 x 0.83m
Garage with Utility Area
4.81 x 2.24m
Lounge
3.71 x 3.32m
Bedroom One
3.41 x 2.5m
Bedroom Two
2.84 x 2.76m
Office/
Bedroom Three
2 x 1.83m



Hills | Salfords Estate Agent

Sentinel House, Albert Street, Eccles, Manchester - M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/

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.