



Ferndale, Hadbutt Lane, Astley

Manchester

HILLS

£1,100,000

Ferndale Hadbutt Lane

Tyldesley, Manchester

Introducing Ferndale, a Beautifully Unique, Detached Character Property Set Within Substantial Grounds. With Five Reception Rooms, a Double Garage and an Extensive Garden

Council Tax band: F

Tenure: Leasehold

- Beautifully Unique Four Bedroom Detached Character Property
- Situated Within Substantial, Private Grounds in a Peaceful Location
- Elicits a Peaceful, Homely Feeling Despite the Grandeur of the House and Grounds
- Boasting Four Reception Rooms and a Huge Conservatory with Views Over the Gardens
- Four Well-Proportioned Bedrooms, Including Two Large Double Bedrooms, with an Ensuite to the Main Bedroom
- Large Three-Piece Bathroom
- Double Garage with Potential to Convert to a Guest House Subject to Planning Permission and a Large, Statement Curved Driveway Connecting to Electric Gates
- Substantial, Timeless Garden to the Rear with Mature Plants and Greenery
- Within Easy Access of the East Lancashire Road (A580), which Provides Direct Access into Manchester and Warrington
- Rare Opportunity to Secure a Unique, Prestigious Family Home that has been Cherished for Years



HILLS



Entrance Hallway

8' 10" x 8' 8" (2.69m x 2.65m)

Downstairs W/C

6' 7" x 3' 2" (2.01m x 0.97m)

Office

10' 10" x 9' 9" (3.31m x 2.96m)

Lounge

13' 5" x 11' 1" (4.10m x 3.38m)

Living Room

22' 6" x 15' 2" (6.87m x 4.63m)

Dining Room

14' 1" x 10' 11" (4.30m x 3.34m)

Breakfast Room

13' 11" x 11' 4" (4.24m x 3.46m)

Kitchen

8' 8" x 5' 4" (2.65m x 1.62m)

Conservatory

24' 4" x 15' 8" (7.42m x 4.78m)



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Landing**Bedroom One**

22' 5" x 13' 6" (6.83m x 4.11m)

Ensuite

8' 8" x 5' 8" (2.64m x 1.72m)

Bedroom Two

21' 9" x 13' 11" (6.64m x 4.24m)

Bedroom Three

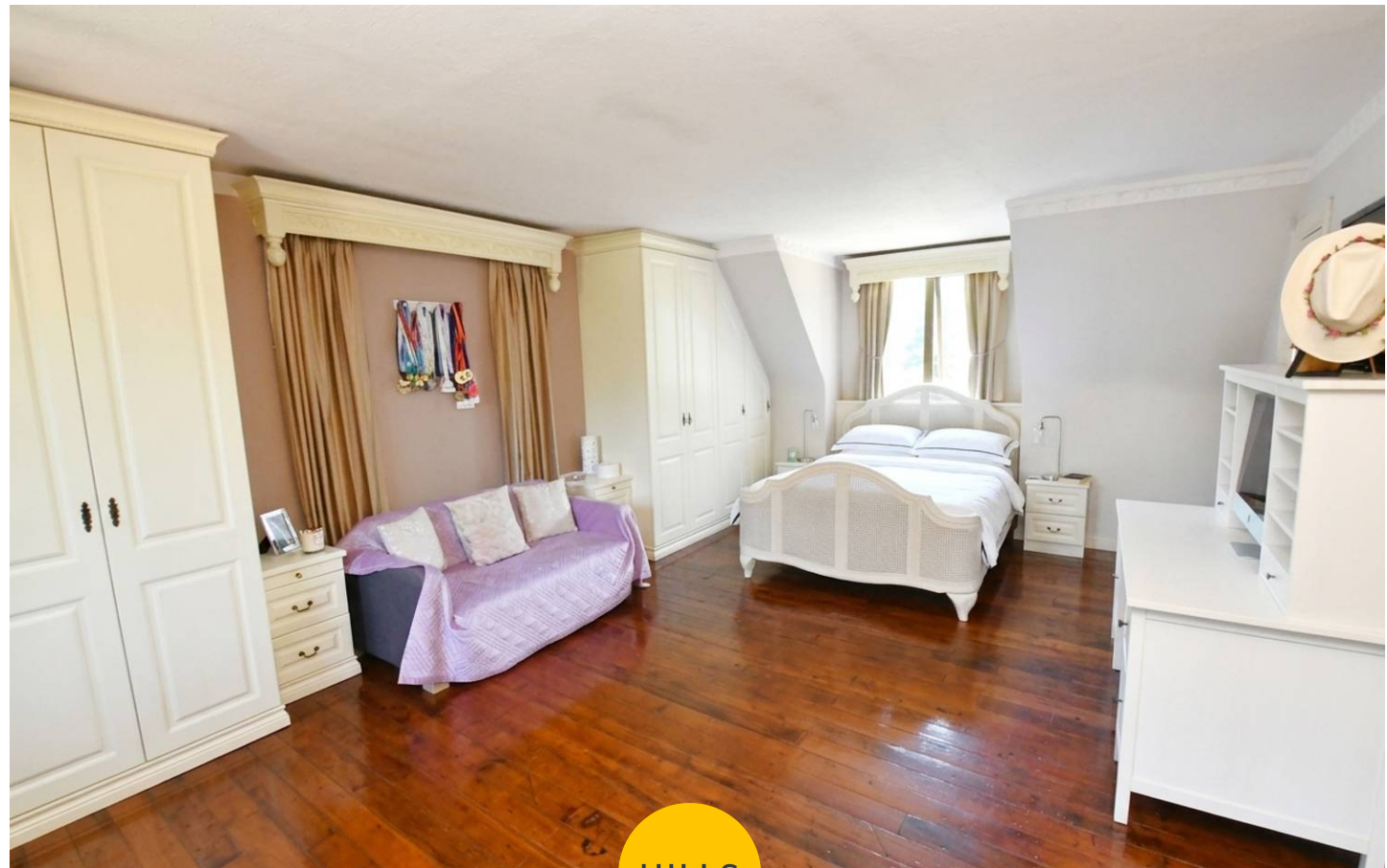
12' 10" x 9' 8" (3.92m x 2.95m)

Bedroom Four

8' 9" x 7' 9" (2.66m x 2.36m)

Bathroom

11' 6" x 9' 1" (3.50m x 2.78m)



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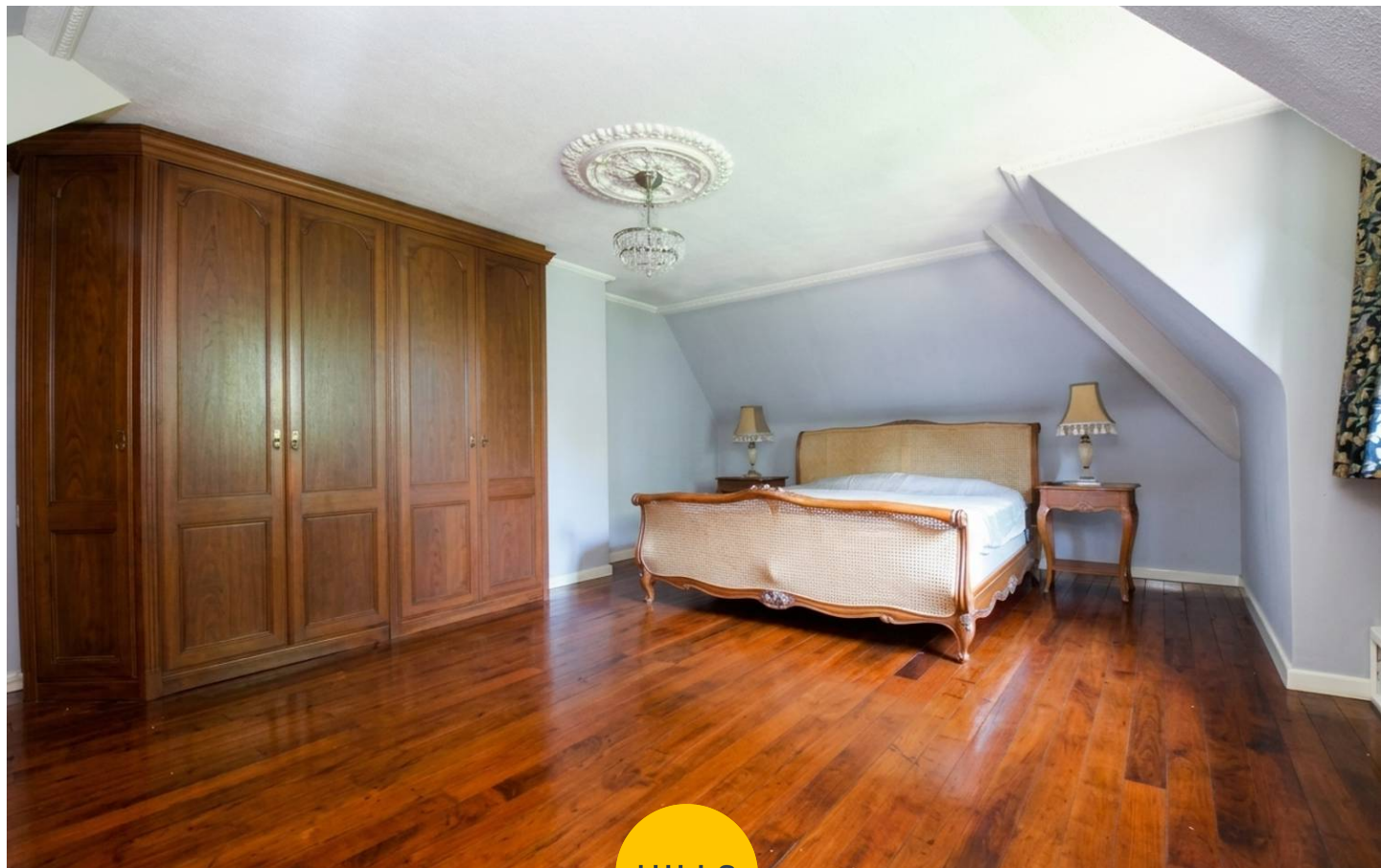
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Bedroom Four

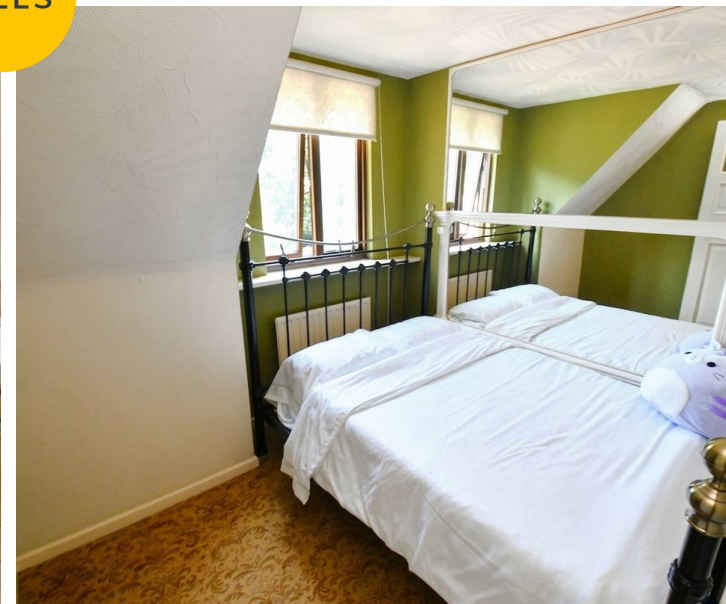
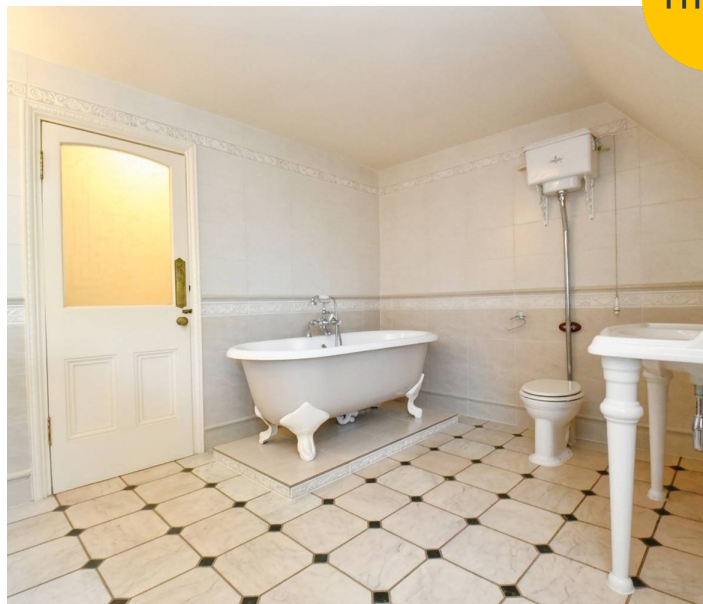
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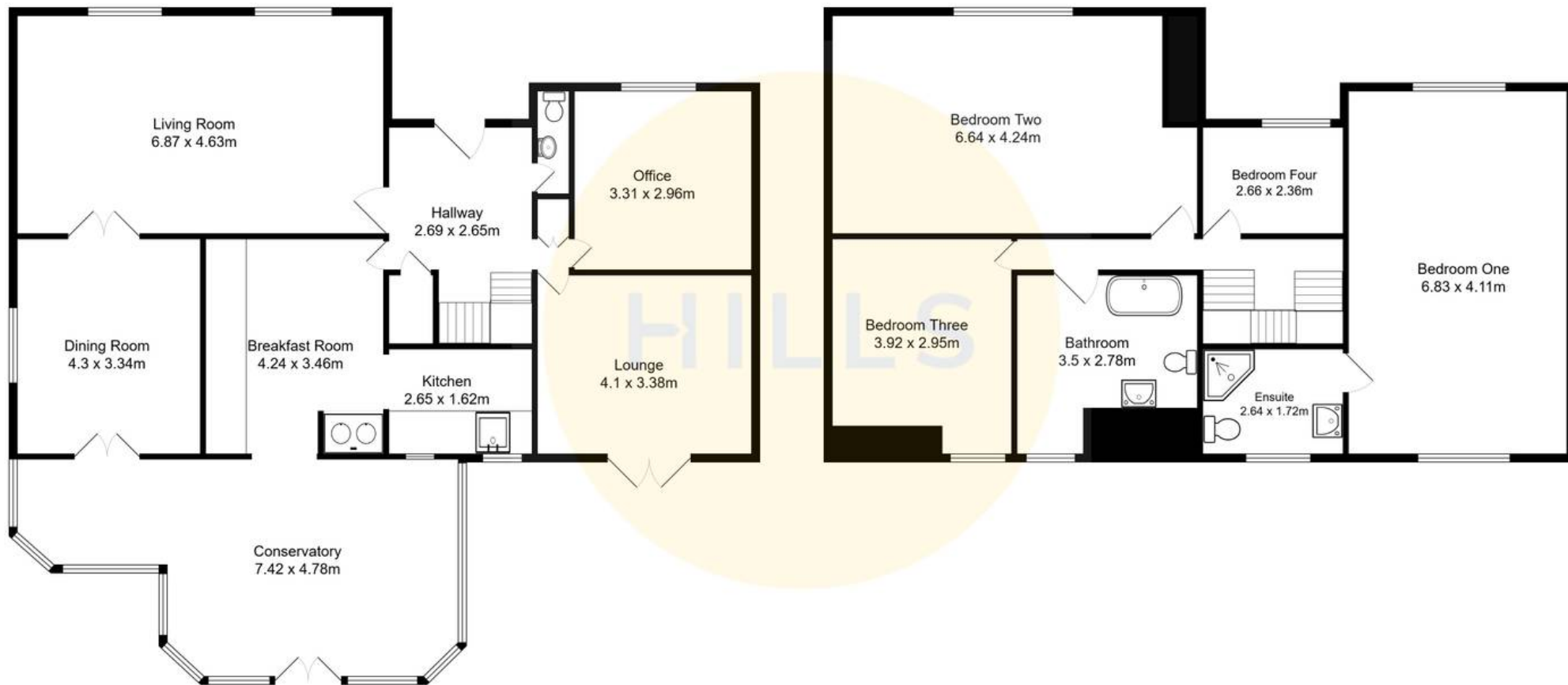
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