



509 Manchester Road, Tyldesley

Guide Price £270,000 - £275,000

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509 Manchester Road

Tyldesley, Manchester

This well presented three bedroom family home situated on the ever popular Manchester Road in Astley, offers spacious accommodation throughout and is ideally located close to excellent local schools, transport links, and everyday amenities. Early viewing is highly recommended to fully appreciate everything this property has to offer.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable sitting room, and a modern kitchen/diner, creating an ideal space for both family living and entertaining. French doors from the kitchen/diner open into a bright conservatory, which in turn provides direct access to the beautifully maintained private rear garden.

To the first floor, there are three well proportioned bedrooms and a family bathroom, offering comfortable accommodation for growing families.

Externally, the property benefits from a driveway providing off-road parking to the front, while the attractive, well maintained private rear garden offers an excellent outdoor space for relaxing, entertaining, or family enjoyment.

Combining generous living space with a convenient location, this is a fantastic opportunity for first-time buyers, families, or those looking to upsize.

Council Tax band: B

Tenure: Leasehold

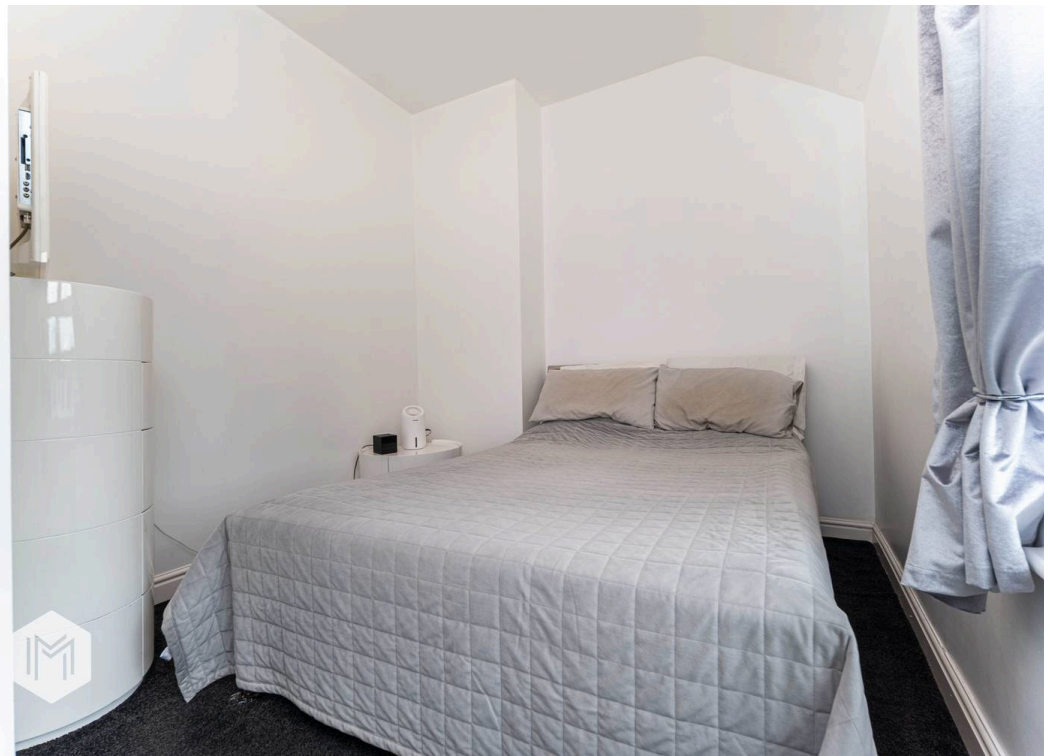
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

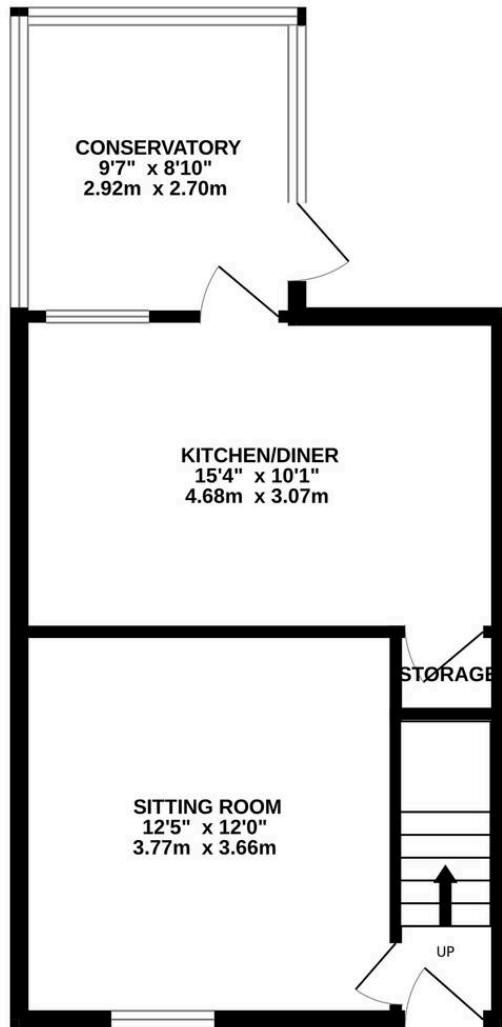




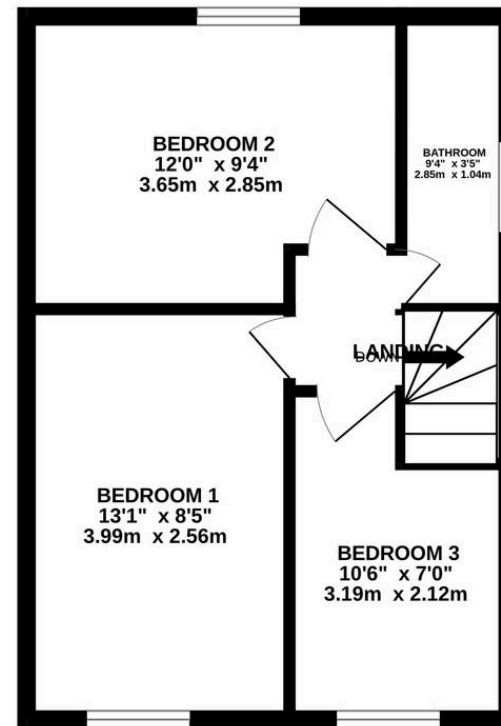




GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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.
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