



8 Aston Grove, Tyldesley  
£350,000

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*Every step of the way*

## 8 Aston Grove

Tyldesley, Manchester

Situated within a highly regarded and established residential area of Tyldesley, Aston Grove is a three-bedroom detached bungalow offering generous living space, excellent external grounds, and ample off-road parking.

The property occupies a substantial plot with particularly spacious side and rear gardens, providing a high degree of privacy and versatility for outdoor living, gardening, or future extension potential, subject to planning permission. The well-maintained gardens are predominantly laid to lawn, complemented by mature planting and clearly defined boundaries.

Internally, the bungalow is thoughtfully arranged to provide comfortable single-storey living. The accommodation comprises an entrance porch, which leads to a fitted kitchen with a dining area and utility room. The main reception room has an abundance of light, with sliding doors to the conservatory. Three well-proportioned bedrooms, master with en suite, and a family bathroom complete the living space. The layout is practical and adaptable, suiting both family living and downsizing buyers alike. To the front, a paved driveway provides parking for multiple vehicles and leads to a substantial detached double garage, offering secure parking, storage, or potential workshop space. This property benefits from a desirable location within easy reach of local amenities, schools, transport links, and nearby green spaces, making it an appealing choice for a wide range of purchasers.

Early viewing is highly recommended to fully appreciate the size of the plot, the accommodation on offer, and the overall setting of this well-positioned detached bungalow.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

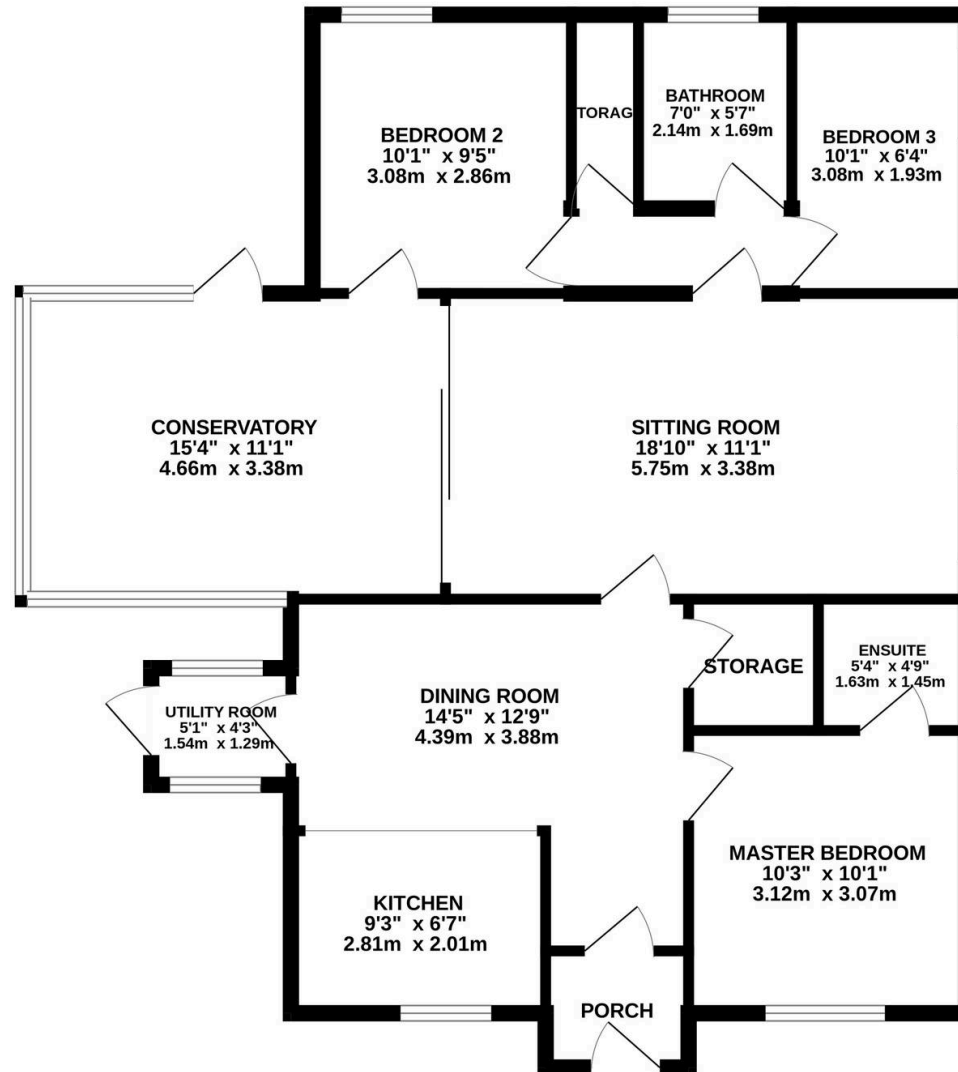








GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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## Tyldesley

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