

509 Manchester Road, Tyldesley

Manchester

HILLS

Offers in Region of £270,000

509 Manchester Road

Tyldesley, Manchester

Deceptively Spacious, Stylish Three Bedroom Semi-Detached Property Situated in the Popular Astley Area, with Generous Room Sizes and the Added Bonus of a Conservatory!
Council Tax band: B

Tenure: Leasehold

- Stylish Three Bedroom Semi-Detached Property
- Spacious Family Lounge
- Large Modern Kitchen Diner
- Added Bonus of a Bright Conservatory Adding Extra Living Space
- Three Generously-Sized Bedrooms
- Modern Three-Piece Bathroom
- Driveway for Off-Road Parking to the Front
- Well-Presented Garden to the Rear
- Close to Excellent Transport Links into Manchester and Warrington
- Within Walking Distance of Amenities, Including the Bull's Head Pub, Noir Brasserie and Astley Point







Entrance Hallway

Lounge
14' 0" x 12' 6" (4.27m x 3.80m)

Kitchen Diner
17' 4" x 9' 1" (5.28m x 2.77m)

Conservatory
8' 10" x 7' 9" (2.70m x 2.37m)

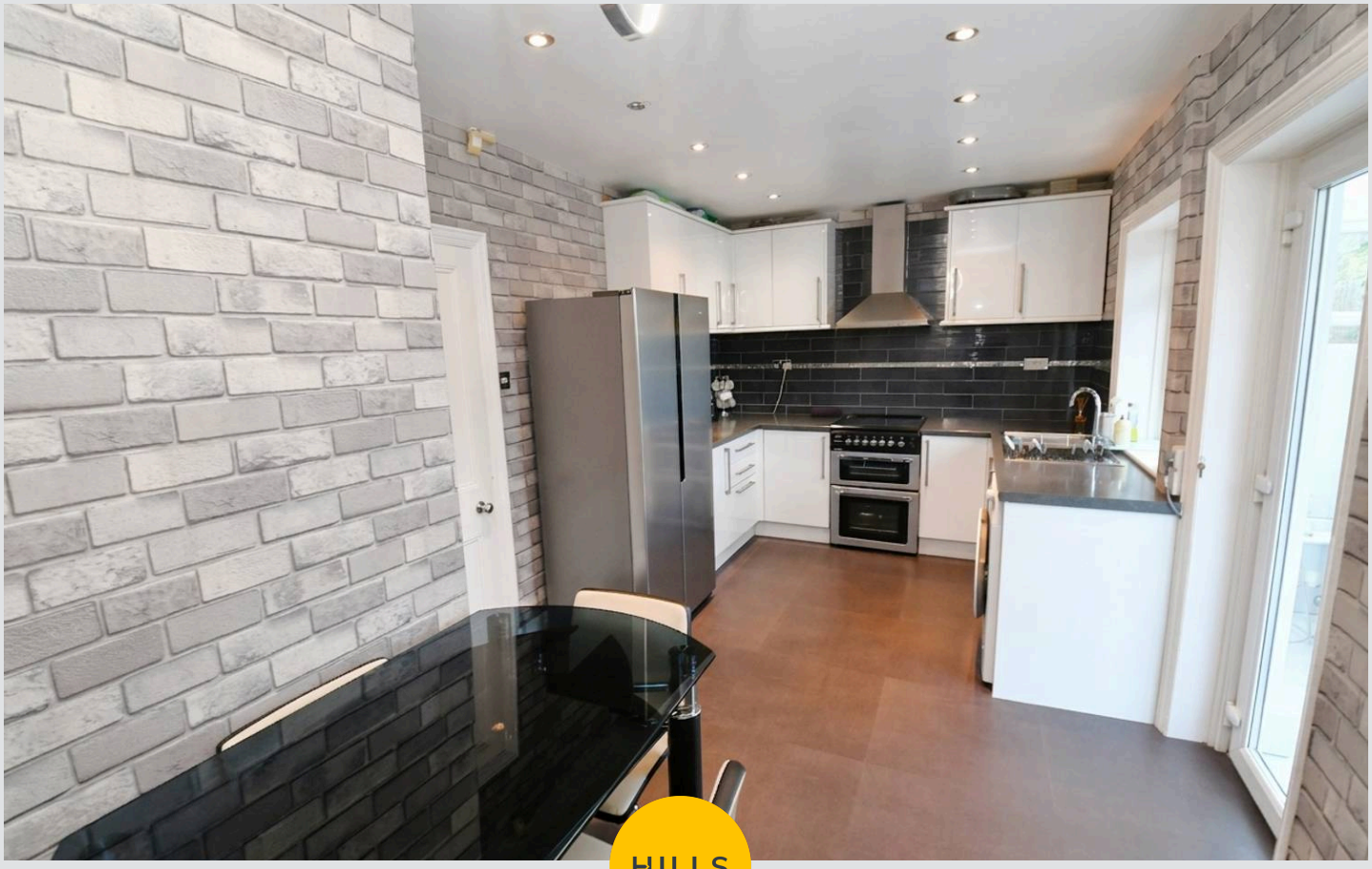
Landing

Bedroom One
13' 3" x 8' 11" (4.03m x 2.72m)

Bedroom Two
12' 4" x 8' 6" (3.76m x 2.60m)

Bedroom Three
10' 2" x 7' 11" (3.10m x 2.42m)

Bathroom
8' 5" x 4' 4" (2.57m x 1.32m)







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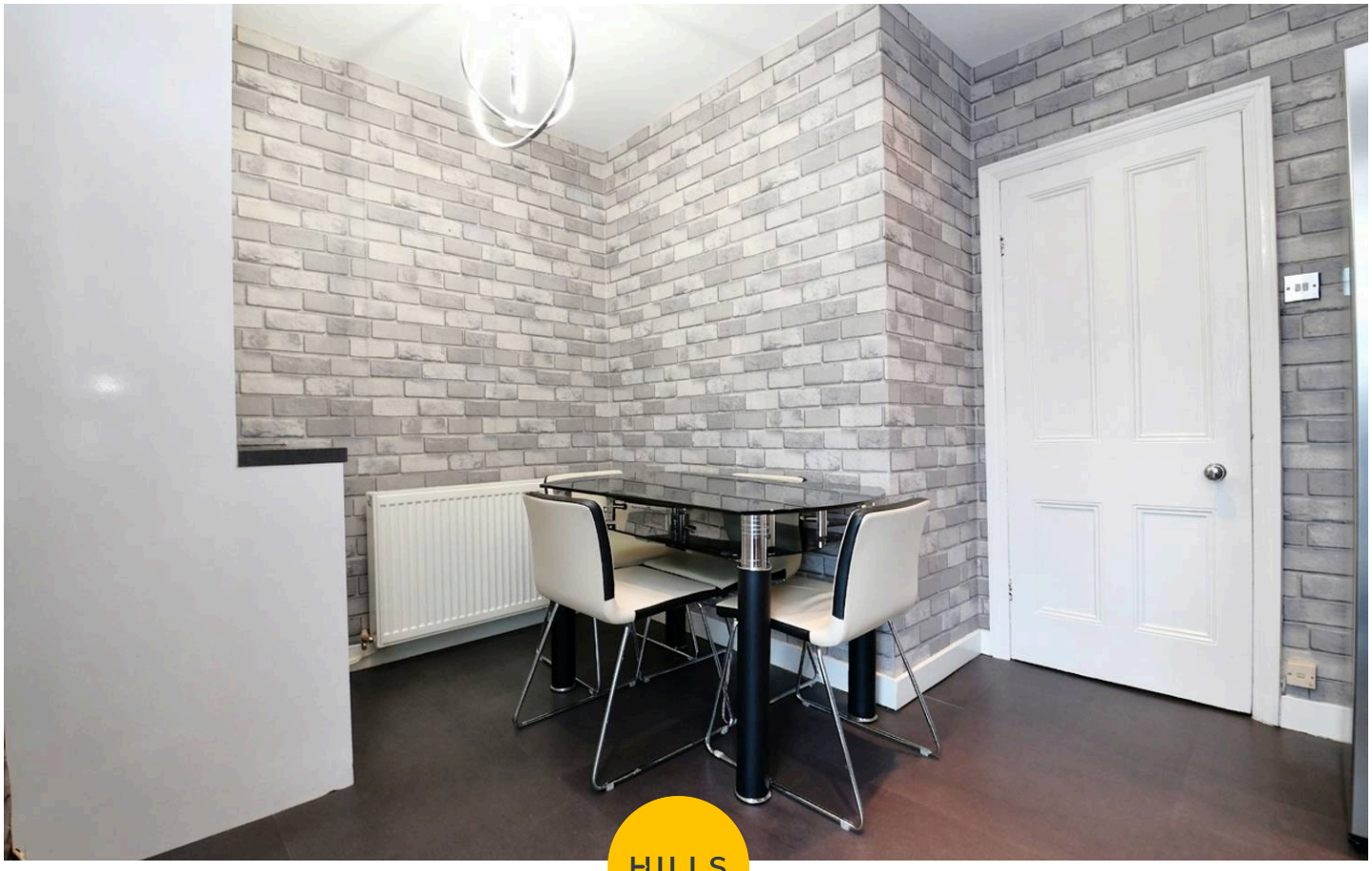
Landing

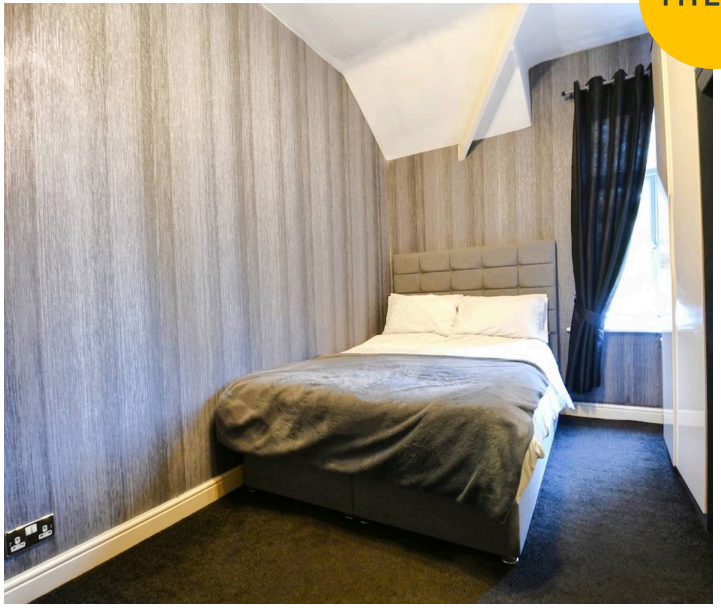
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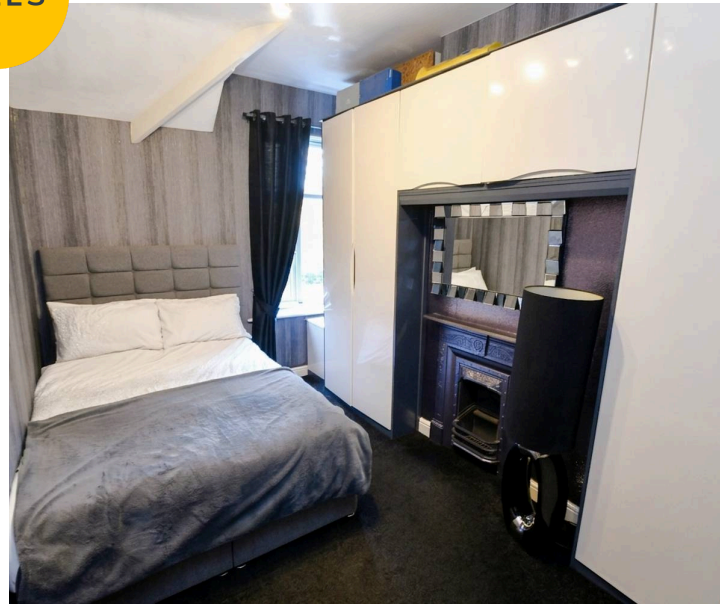
Bedroom Two
12' 4" x 8' 6" (3.76m x 2.60m)

Bedroom Three
10' 2" x 7' 11" (3.10m x 2.42m)

Bathroom
8' 5" x 4' 4" (2.57m x 1.32m)



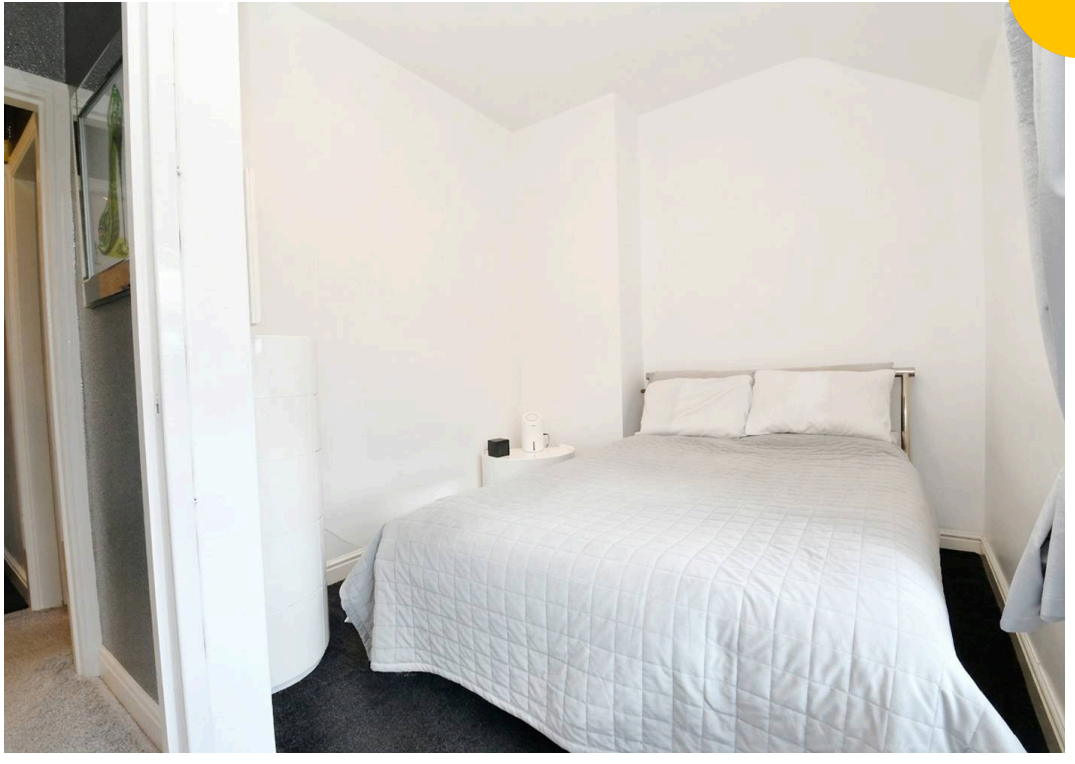


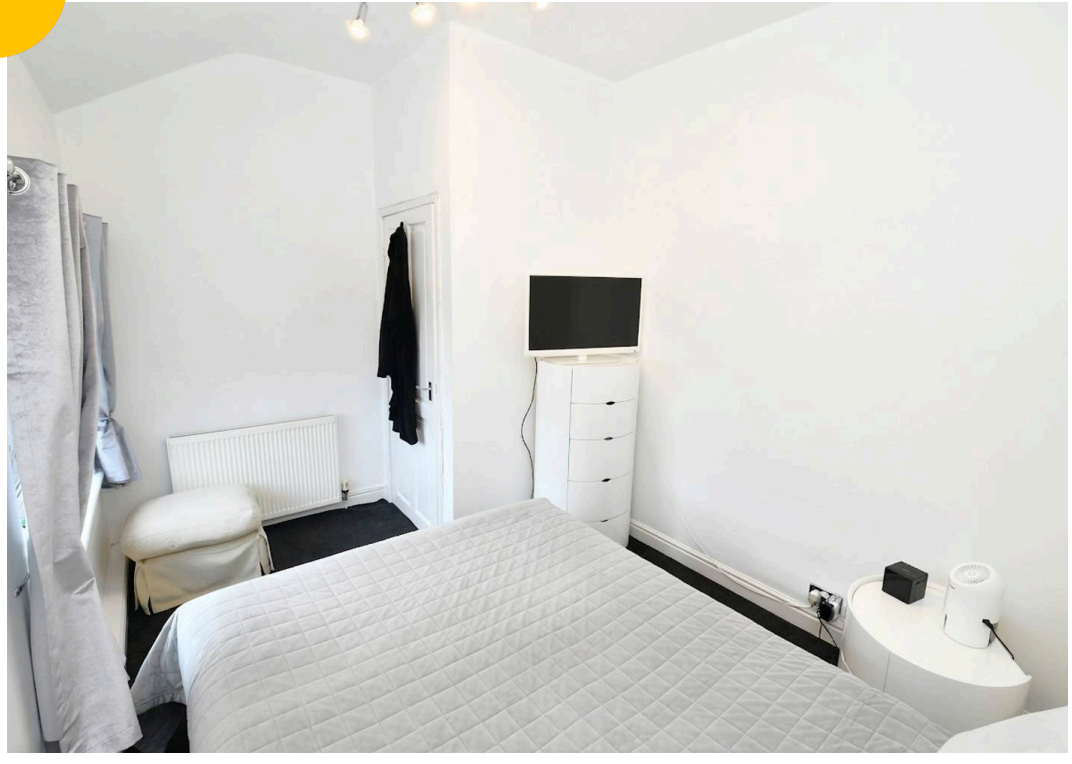


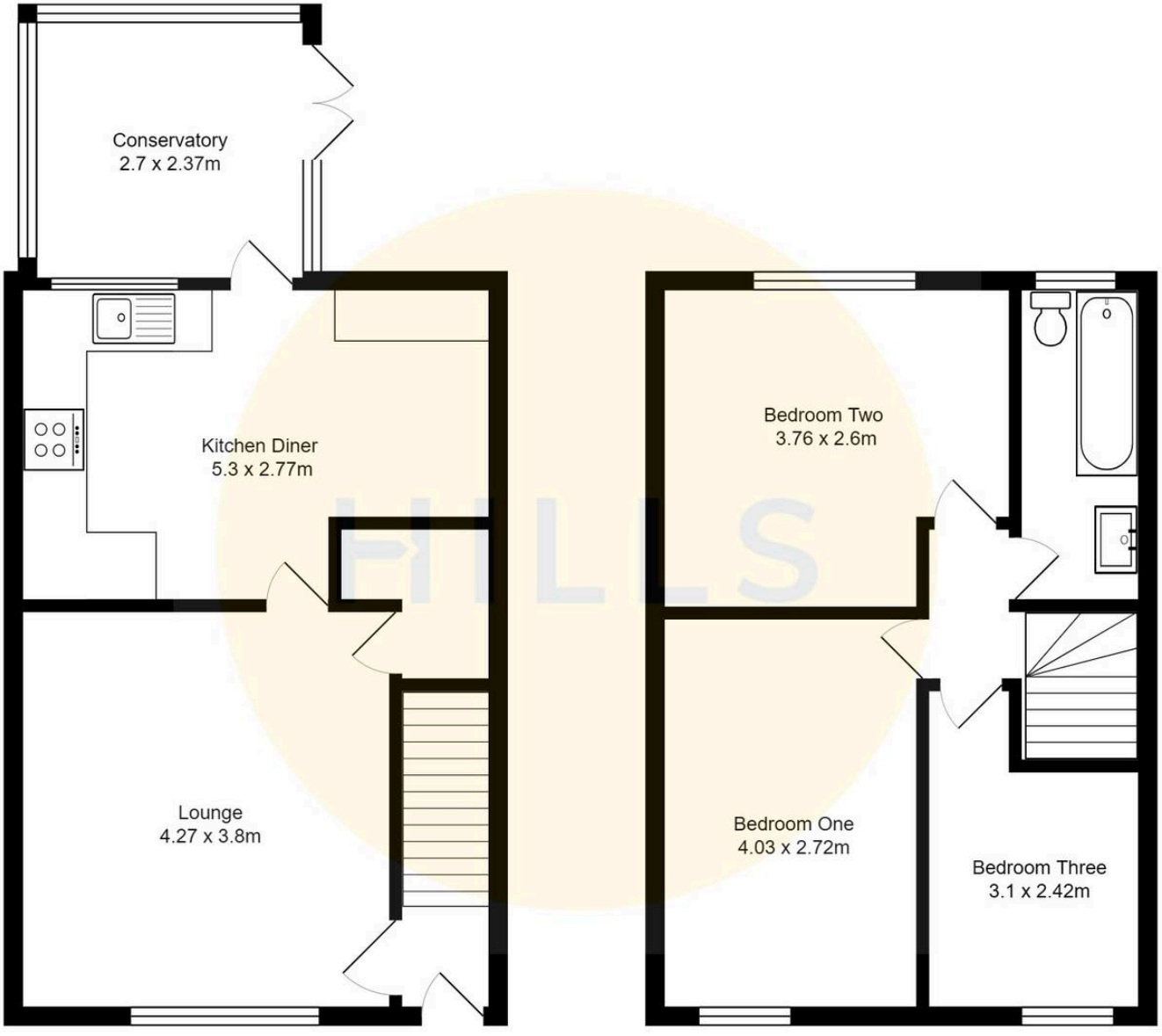




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Conservatory
2.7 x 2.37m
Kitchen Diner
5.3 x 2.77m
Lounge
4.27 x 3.8m
Bedroom Two
3.76 x 2.6m
Bedroom One
4.03 x 2.72m
Bedroom Three
3.1 x 2.42m



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.