



11 Crossgill, Tyldesley
£475,000

Miller Metcalfe
Every step of the way

11 Crossgill

Tyldesley, Manchester

Nestled on a desirable estate within Tyldesley, Manchester, this exceptional detached family home is a true gem. Presented and maintained to the highest standard, it offers a perfect blend of comfort and style, making it an ideal choice for families seeking a spacious and inviting residence.

As you step inside, you will be greeted by an abundance of indoor space, highlighted by five generously sized bedrooms that provide ample room for relaxation and privacy. The heart of the home is undoubtedly the impressive open plan kitchen and living area, designed for both entertaining and everyday family life. This stylish space is perfect for creating lasting memories with loved ones.

Outside, the property boasts beautifully presented gardens that offer a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the home features ample off-road parking and a garage, ensuring convenience for you and your guests.

Situated on a sought-after estate, this property benefits from its proximity to local schools, bus routes, and various amenities, making daily life effortless. Furthermore, excellent network and major motorway links are easily accessible, providing a seamless commute to nearby areas.

In summary, this remarkable family home on Crossgill is a rare find, combining modern living with a welcoming atmosphere. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the comforts of a beautifully maintained property. Don't miss the chance to make this house your home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

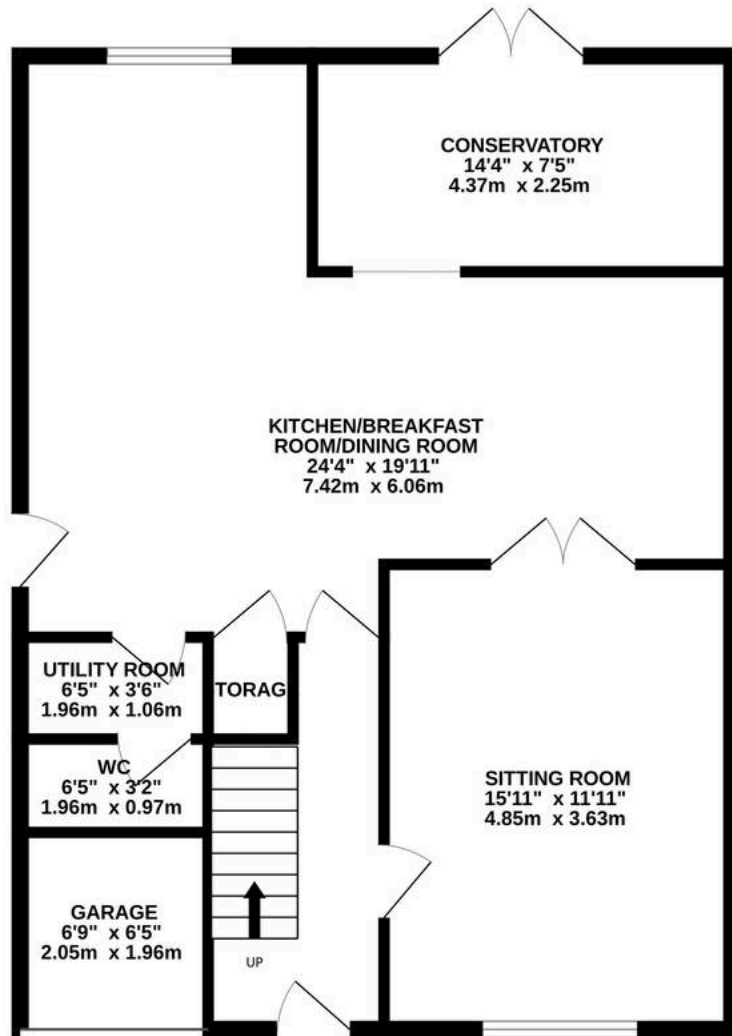




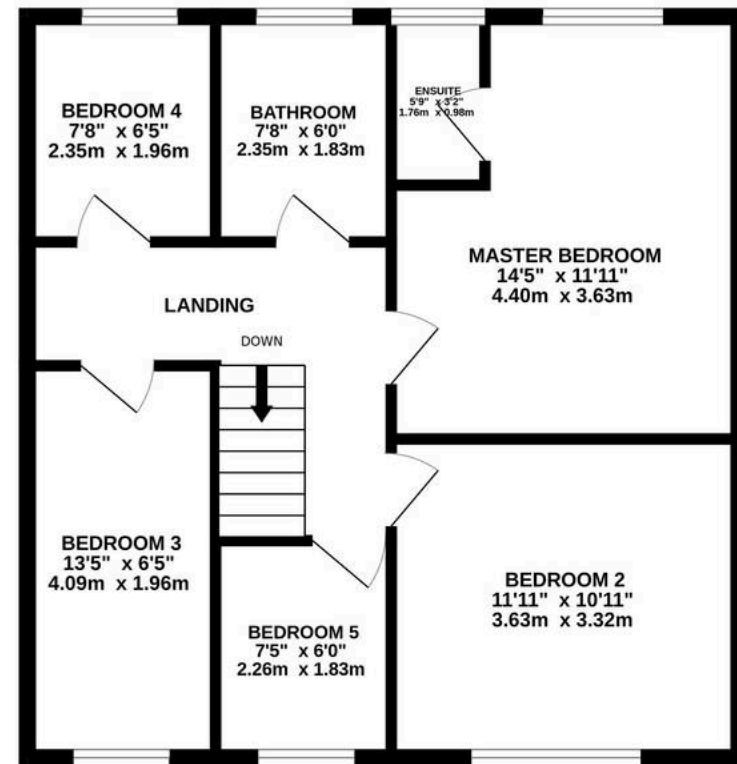




GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 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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