



HUNTERS[®]
HERE TO GET *you* THERE



Great Moss Road, Tyldesley, Manchester

Asking Price £750,000

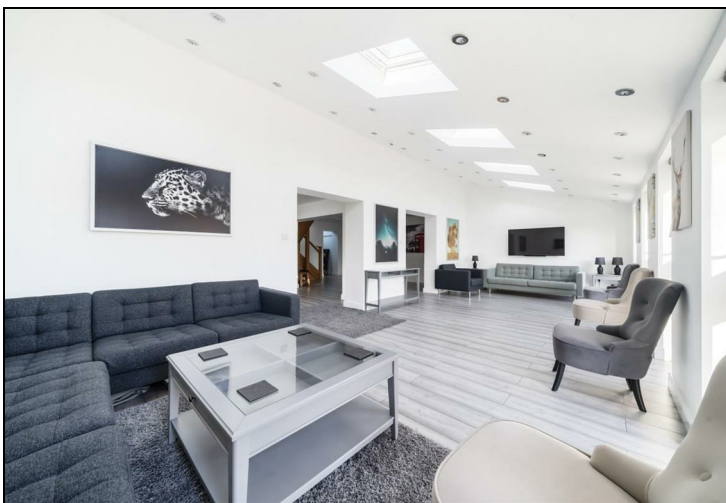


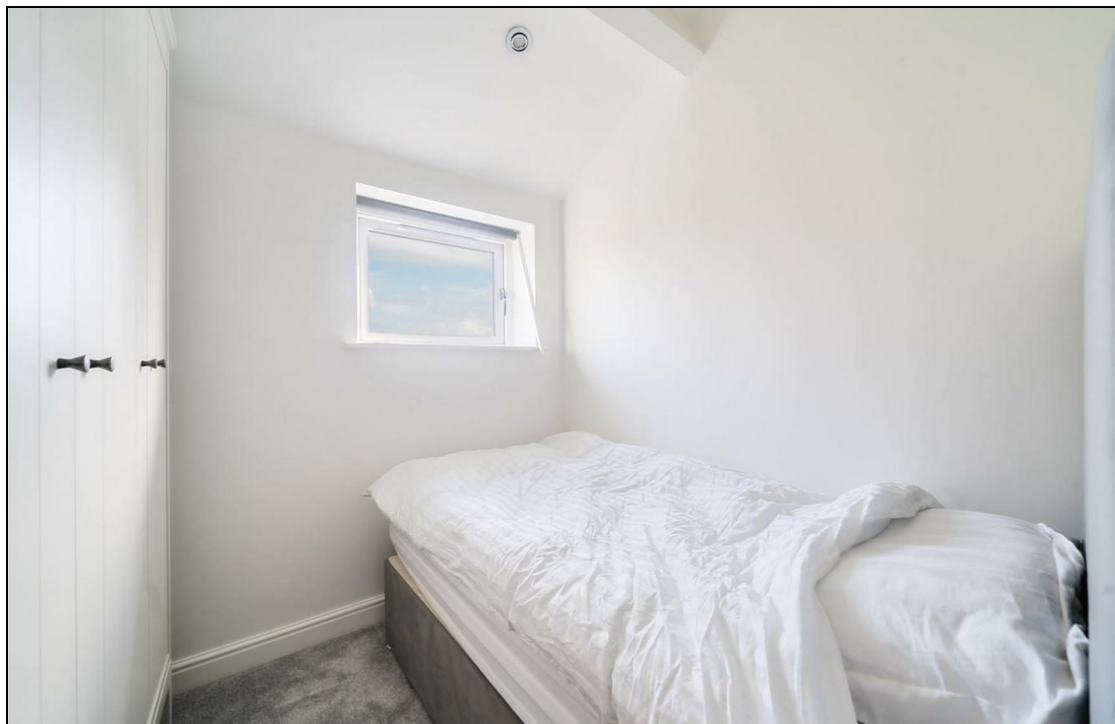
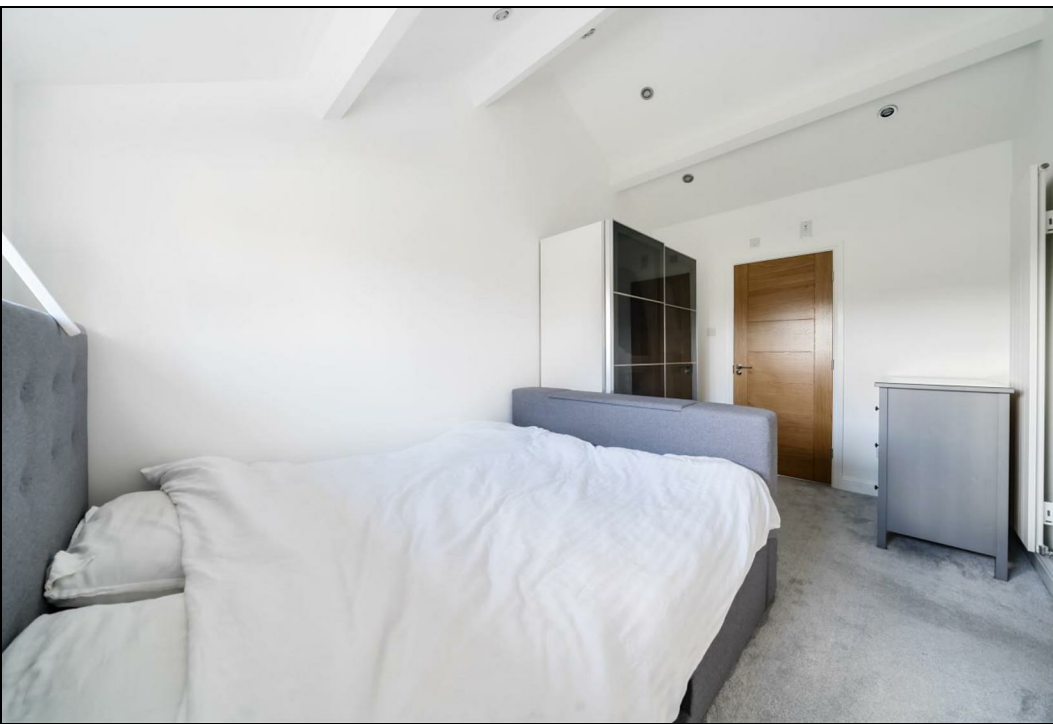
*** 1 ACRE OF LAND ***

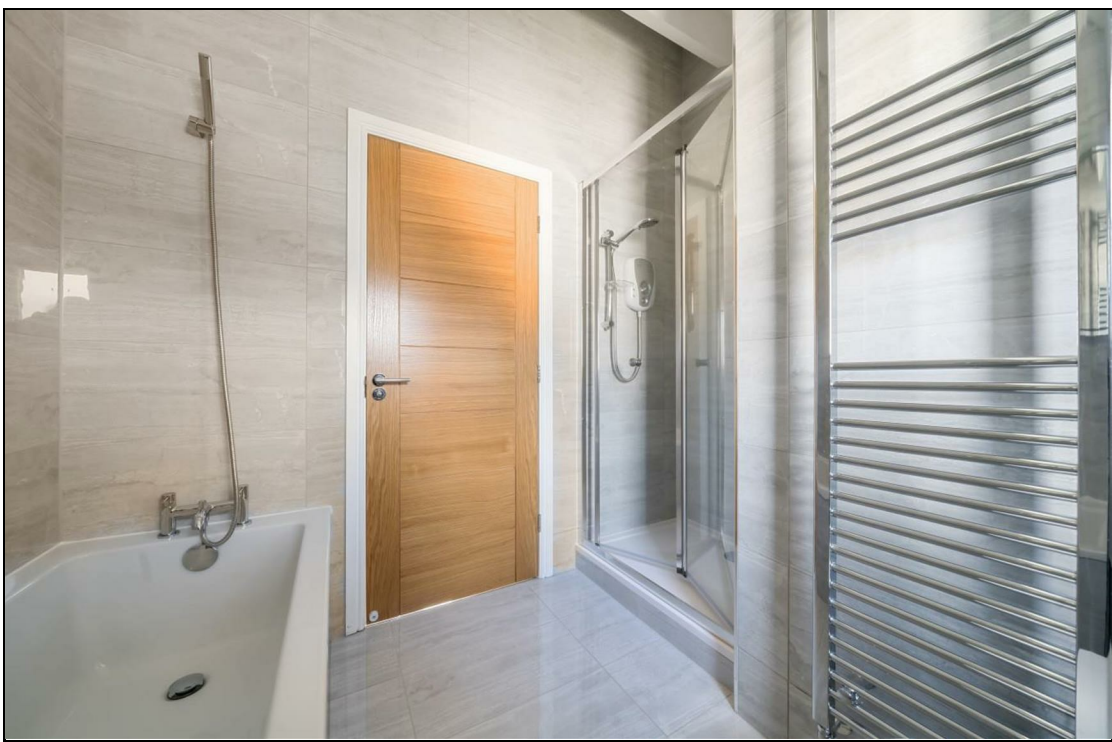
Set in one of Astley's most desirable residential locations, this outstanding four-bedroom, two-bathroom semi detached residence combines elegant modern living with the tranquillity of open surroundings. Featuring bright, contemporary interiors and generous outdoor space, this home offers an exceptional lifestyle for discerning families. Ground Floor Impressive entrance hallway with feature staircase and natural light throughout, Elegant dual-aspect lounge with patio doors overlooking landscaped gardens, Open-plan kitchen, dining and family room designed for modern entertaining, Luxury fitted kitchen with quartz worktops, high-end integrated appliances, and breakfast island. Utility room and contemporary cloakroom/WC. First Floor, Spacious master bedroom with fitted wardrobes and a stylish en-suite shower room. Designer family bathroom with freestanding bath and walk-in rain shower. Ample storage throughout. Expansive plot surrounded by open green spaces, providing privacy and tranquillity. Private driveway with parking for multiple vehicles. Beautiful landscaped gardens with lawn and patio seating areas — ideal for outdoor dining and relaxation. Peaceful, semi-rural outlook with no garage but abundant space for storage or potential outbuilding.. Situated along the prestigious Great Moss Road, this property offers easy access to Astley, Tyldesley, and the guided busway for direct connections to Manchester. Excellent local schools, shops, and countryside walks are all within close reach, making this one of the area's most sought-after addresses.

KEY FEATURES

- EXCEPTIONAL 4 BEDROOMED
 - SEMI DETACHED HOUSE
 - SET ON AN EXPANSIVE PLOT
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS ACCOMMODATION
 - EPC RATING B





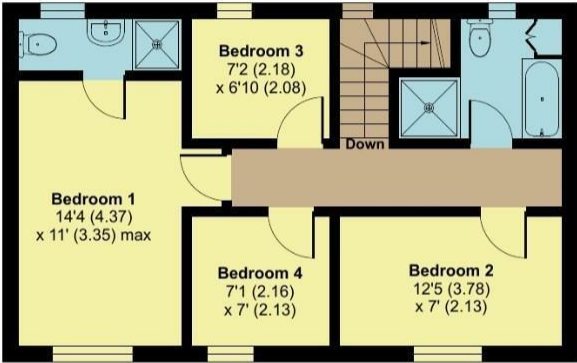


Great Moss Road, Astley, Tyldesley, Manchester, M29

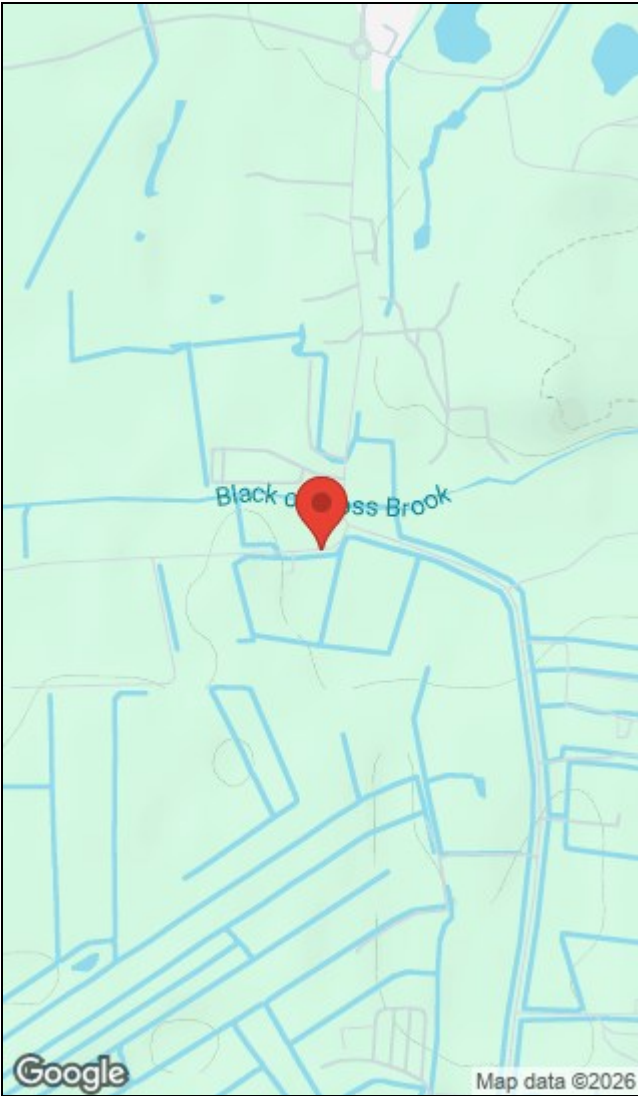
Approximate Area = 1513 sq ft / 140.5 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 92.4 SQ M
(995 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 48.1 SQ M
(518 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1077661

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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