



9 Buckley Close, Tyldesley

Offers Over £460,000

Miller Metcalfe
Every step of the way

9 Buckley Close

Tyldesley, Manchester

Presented to an exceptional standard and only just over 12 months old, this outstanding four bedroom detached family home offers an impressive amount of versatile living accommodation arranged over three spacious floors. Occupying a superb end plot, this beautifully presented home has been thoughtfully designed for modern family living and simply must be viewed to fully appreciate everything it has to offer.

Upon entering the property, you are welcomed by a bright and inviting entrance hallway, with a convenient downstairs W.C. The elegant sitting room to the front enjoys an abundance of natural light, creating the perfect space to relax.

Undoubtedly the heart of the home is the spectacular open plan kitchen, dining and family room. Finished to a high specification, this superb space features a stylish central island, ample room for formal dining and a comfortable family seating area, making it ideal for both everyday living and entertaining. Bi-folding doors open seamlessly onto the landscaped rear garden, bringing the outside in during the warmer months.

Leading from the kitchen is a generously is a good sized utility room, together with a further versatile room offering endless possibilities, whether utilised as a home office, playroom, gym or snug.

The first floor offers three well proportioned bedrooms, all beautifully presented, together with a contemporary family bathroom finished to an excellent standard.

Occupying the entire second floor is the impressive principal suite, creating a luxurious retreat complete with a stylish en-suite shower room and Velux windows that flood the room with natural light.

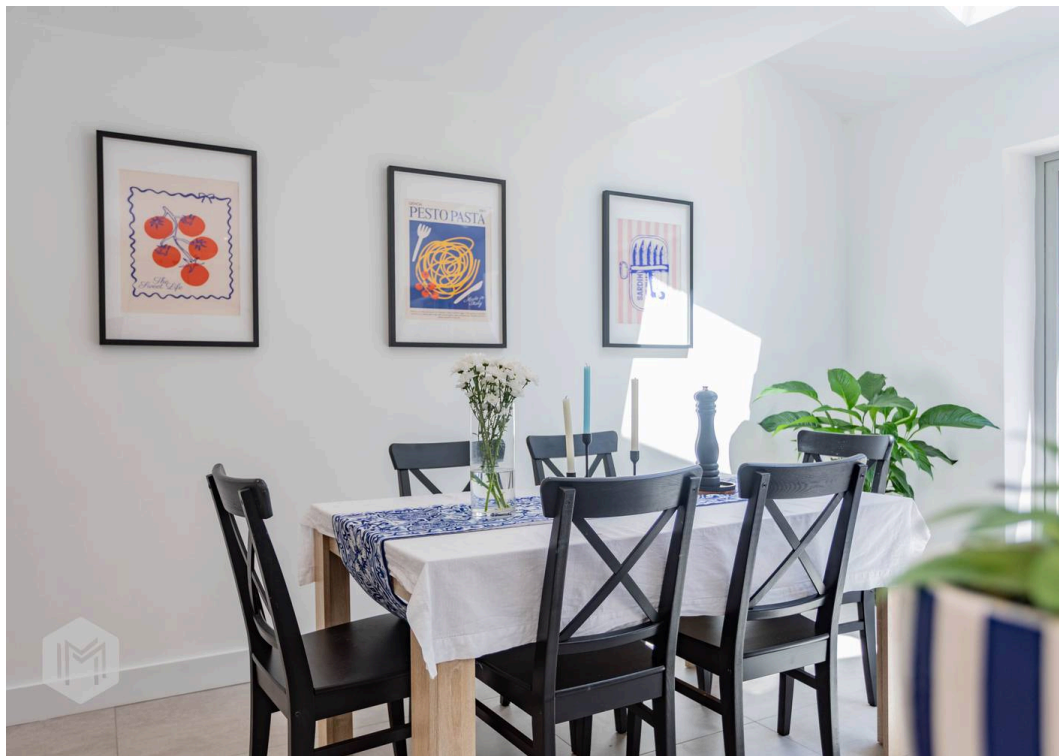
Externally, this exceptional home continues to impress. Positioned on a desirable end plot, the property benefits from a substantial driveway providing ample off road parking, leading to a detached single garage. To the rear is a private, landscaped garden, thoughtfully designed to provide the perfect outdoor space for both relaxing and entertaining.

Ideally located within walking distance of the local secondary school, the property also enjoys excellent access to local amenities, transport links and the Guided Busway, making it perfectly suited for commuters and growing families alike.

A truly outstanding family home in show-home condition that combines generous living space, high-quality finishes and an enviable location. Early viewing is highly

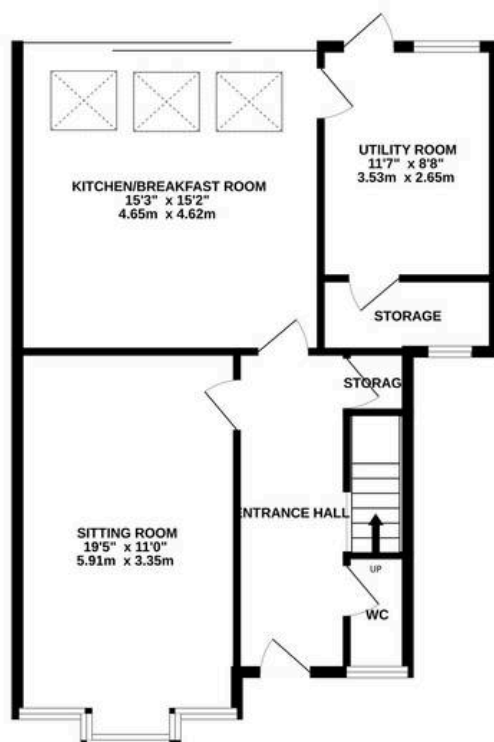




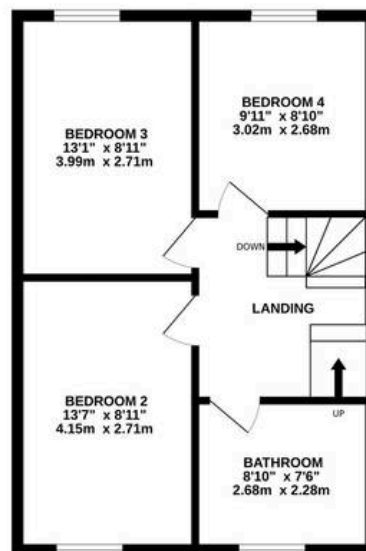




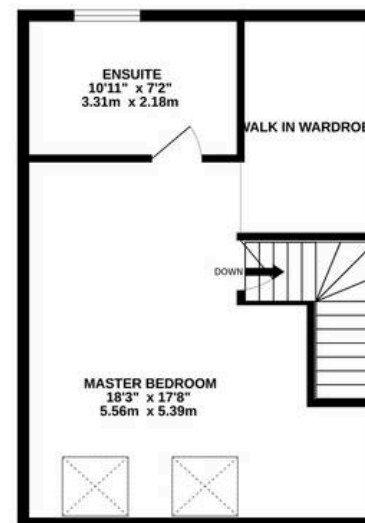
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



3RD FLOOR
129 sq.ft. (12.0 sq.m.) approx.



TOTAL FLOOR AREA : 1756 sq.ft. (163.1 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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