



2 Petrel Close, Tyldesley  
£385,000

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*Every step of the way*

## 2 Petrel Close

Tyldesley, Manchester

Four-bedroom detached family home for sale, located in a highly regarded area of Astley. This inviting property is conveniently close to both primary and secondary schools, shops, amenities, and Astley Street Park, making it a perfect choice for families.

With ample living space for a growing household, the home includes a cozy sitting room, an extended kitchen family room, a study, a downstairs shower room, four generously sized bedrooms, driveway parking, and a large garden.

The main entrance door is situated on the side of the property, leading into a hallway that contains the staircase to the upper floor as well as access to the kitchen and sitting room. The spacious sitting room is well-sized, featuring a charming fireplace and dual aspect windows at the front and side, creating a bright and airy ambiance. On the opposite side of the hallway is the entrance to the extended kitchen family room. The kitchen showcases a variety of modern wall and base units complemented by stylish splashbacks, ample space for appliances, two skylight windows, and a rear-facing window overlooking the garden. This area also includes a generous dining space with patio doors that open into the rear garden, making it ideal for family gatherings and entertaining. A door from the dining area leads to a converted garage, a fantastic addition that serves as a versatile space currently used as a home office, complete with a separate wet room featuring a W.C., sink, and shower plus an external door leading out to the driveway, perfect for those in need of an annex space.

Ascending to the first floor, the spacious master bedroom boasts fitted wardrobes, a front-facing window, and access to the en suite shower room featuring complementary wall and floor tiling. The second double-sized bedroom is also situated at the front with a front-facing window. A third double bedroom is located at the rear, equipped with fitted wardrobes and a rear-facing window, while the fourth bedroom, though single, is a good size and also has a rear-facing window. Rounding out the upper level is a three-piece family bathroom that includes a bath, sink, W.C., heated towel rail, and a rear-facing window, all elegantly coordinated with stylish wall paneling.

This corner plot boasts a well-kept lawn and a side driveway that leads to the entrance of the converted garage room. At the back, you'll find an enclosed garden predominantly laid to lawn, complemented by a decked seating space that's ideal for family enjoyment.

The property is held on a 999 year lease from June 1995 and the current owner has













## Tyldesley

9 Stanley Street, Manchester - M29 8AE

01942889080 • [tyldesley@millermetcalf.co.uk](mailto:tyldesley@millermetcalf.co.uk) • [millermetcalf.co.uk/](http://millermetcalf.co.uk/)

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