



4 Laburnum Grove, Tyldesley
£250,000

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4 Laburnum Grove

Tyldesley, Manchester

Located in a quiet and popular residential area, Laburnum Grove, Tyldesley is a well proportioned three bedroom semi detached bungalow offering comfortable single level living in a peaceful setting.

The accommodation briefly comprises a welcoming entrance, a spacious living area, a fitted kitchen, family bathroom and three bedrooms providing flexible use for family living, guests, or home office space. The layout is practical and versatile, making the property suitable for a wide range of buyers including downsizers, families, or investors.

Externally the property benefits from a driveway for multiple cars, leading to a garage. A low maintenance, private rear garden completes this properties footprint.

Occupying a pleasant position within a quiet cul-de-sac, the property benefits from a tranquil environment while still being conveniently placed for local amenities, shops, and transport links within Tyldesley and surrounding areas.

Offered for sale with no onward chain, this bungalow represents an excellent opportunity for buyers seeking a smooth and uncomplicated purchase. Early viewing is highly recommended to fully appreciate the location and potential this property has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

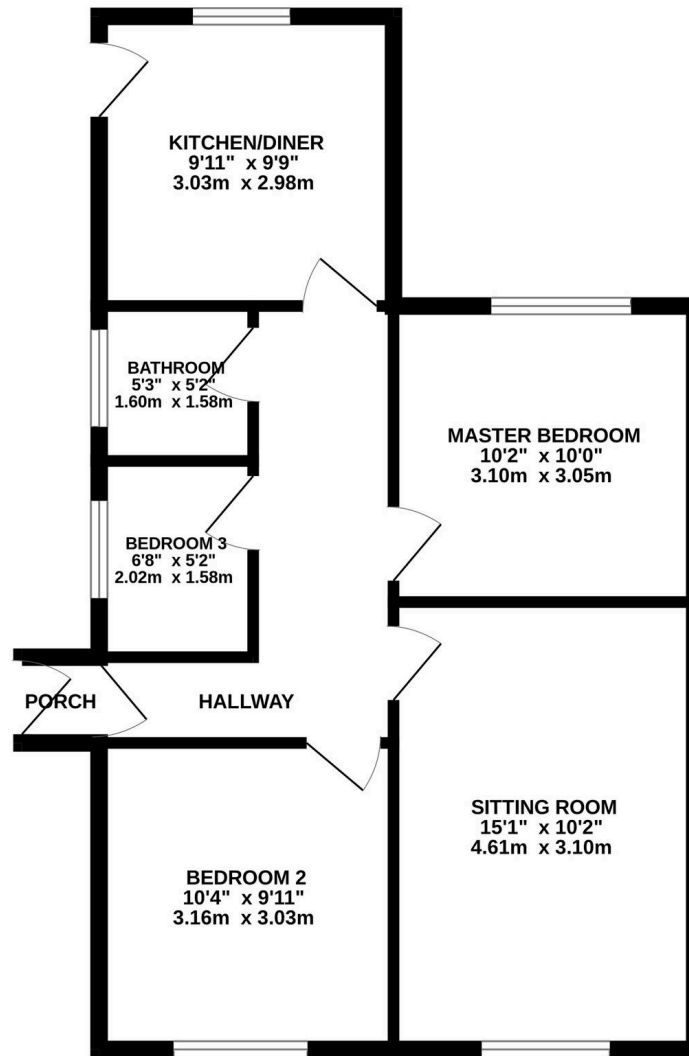








GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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