



Lee Fold, Astley
Manchester



In Excess of £425,000

5 Lee Fold

Tyldesley, Manchester

****Immaculately Presented Four Bedroom Detached Family Home, Located on a Peaceful Road in the Popular Astley Area! Featuring a Double Driveway and an Integral Garage****

Council Tax band: E

Tenure: Leasehold

- Beautifully Presented Four Bedroom Detached Family Home
- Large Family Lounge and a Separate Dining Room
- Modern Fitted Kitchen and a Separate Utility Room
- Four Generously-Sized Bedrooms, with an Ensuite to the Main Bedroom
- Contemporary Three-Piece Family Bathroom
- Double Driveway and an Integral Garage for Off-Road Parking
- Lovely Garden to the Rear with Paving and Decking
- Close to Excellent Local Schooling, Transport Links and Plenty of Green Space
- Situated on a Peaceful Road in the Popular Astley Area
- Viewing is Highly Recommended!



HILLS



Entrance Hallway

Ceiling light point, wall-mounted radiator and understairs fitted storage

W/C

6' 6" x 3' 5" (1.98m x 1.04m)

Ceiling light point, double-glazed window, hand wash basin and a W/C. Wall-mounted radiator.

Family Lounge

26' 7" x 12' 3" (8.10m x 3.73m)

Two ceiling light points, two wall-mounted radiators and two double-glazed windows

Kitchen

11' 7" x 3' 5" (3.52m x 1.04m)

Featuring complementary wall and base units with integral hob, oven and fridge. Complete with ceiling spotlights and a double glazed window

Dining Room

12' 0" x 7' 9" (3.65m x 2.35m)

Ceiling spotlights and a double-glazed window

Utility Room

8' 2" x 5' 11" (2.48m x 1.81m)

Ceiling light point, double-glazed window, fitted units with space for a washer and a dryer. Wall-mounted radiator.

Integrated Garage

17' 5" x 8' 3" (5.31m x 2.51m)

Ceiling light point



Landing

Ceiling light point

Family Bathroom

8' 0" x 5' 10" (2.43m x 1.79m)

Featuring a three piece suite including bath with a shower over, hand wash basin and W.C. Complete with ceiling spotlights, double-glazed window and a wall-mounted radiator

Bedroom One

15' 4" x 7' 11" (4.67m x 2.41m)

Ceiling light point, double-glazed window and a wall-mounted radiator. Also benefits from fitted furniture.

Ensuite

8' 3" x 3' 2" (2.51m x 0.96m)

Featuring a three piece suite including a shower cubicle, hand wash basin and W.C. Complete with a ceiling light point, double glazed window and a heated towel rail

Bedroom Two

14' 7" x 11' 3" (4.45m x 3.44m)

Ceiling light point, double-glazed window and a wall-mounted radiator. Also benefits from fitted furniture

Bedroom Three

11' 8" x 9' 7" (3.56m x 2.91m)

Ceiling light point, double-glazed window and a wall-mounted radiator

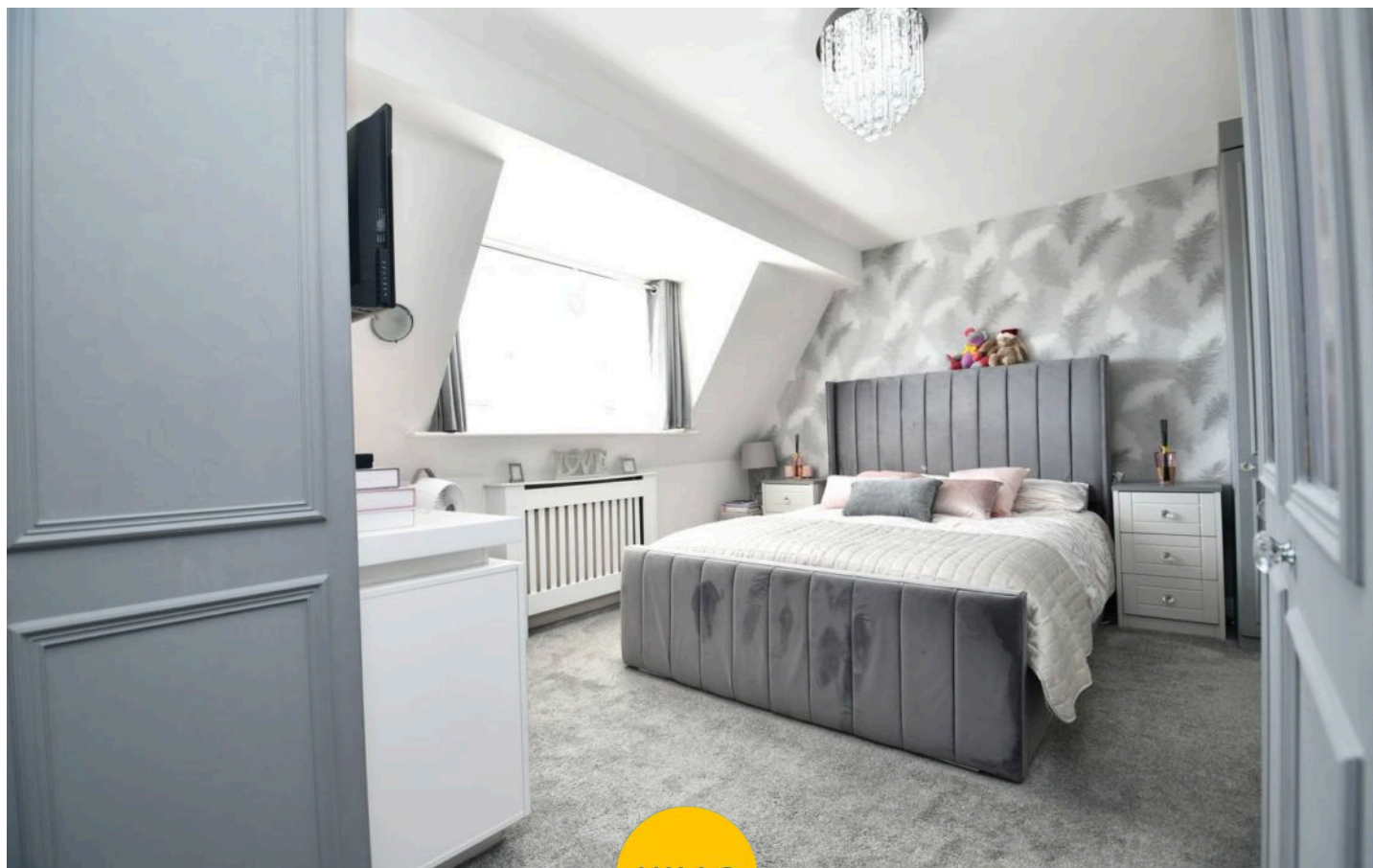
Bedroom Four

8' 5" x 8' 5" (2.56m x 2.56m)

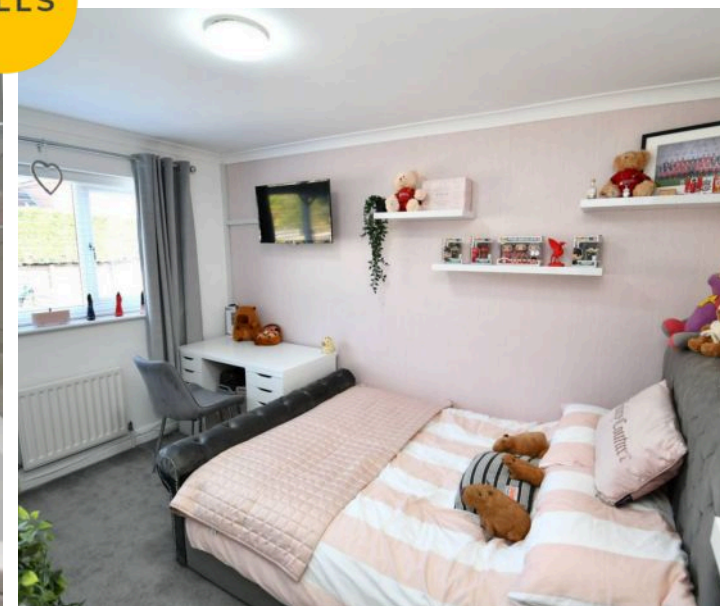
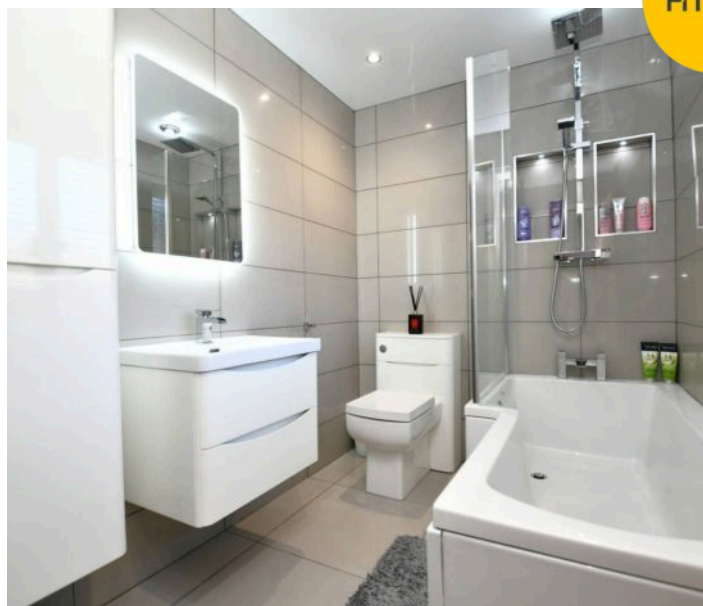
Ceiling light point, double-glazed window and a wall-mounted radiator

Externally

Benefits from a double driveway to the front for off-road parking. To the rear, a beautifully presented garden complete with paving and decking

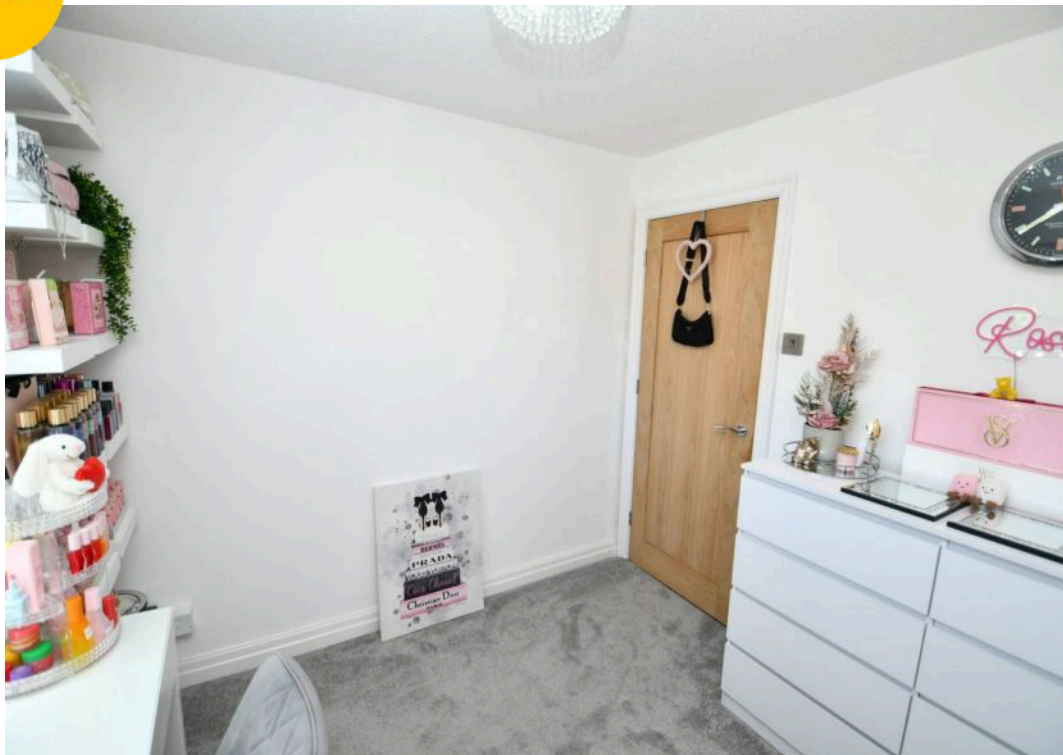
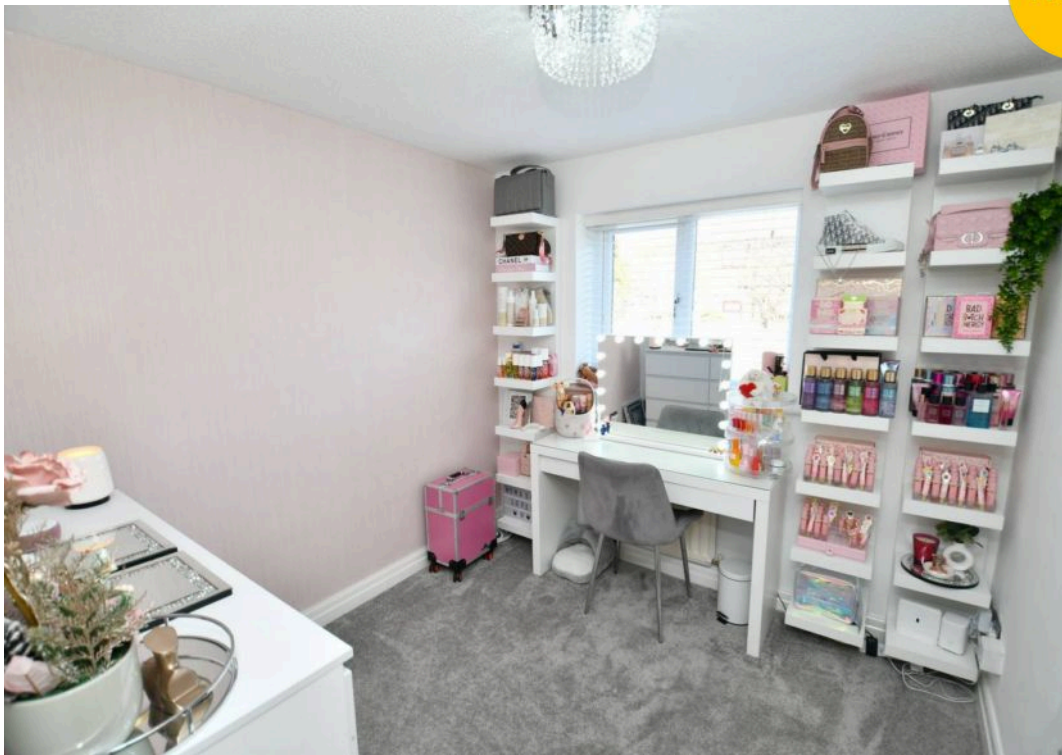


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