



Thirlmere Avenue, Tyldesley

Manchester



Offers in Region of £250,000

# 10 Thirlmere Avenue

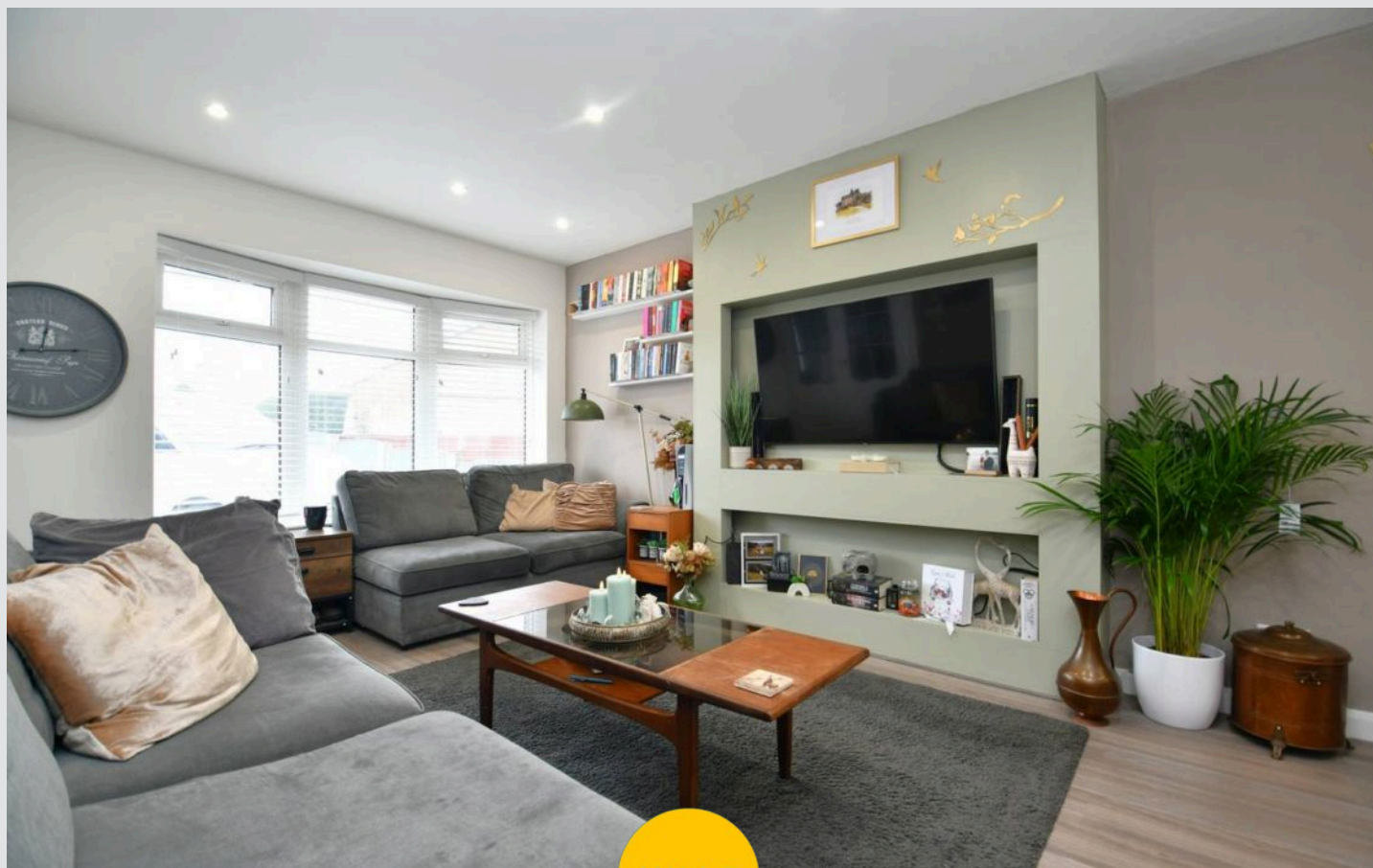
Tyldesley, Manchester

**\*\*Stylish, Extended Three Bedroom Semi-Detached Family Home Located in the Popular Astley Area, Featuring a Modern Fitted Kitchen, Utility Room and a Downstairs W/C!\*\***

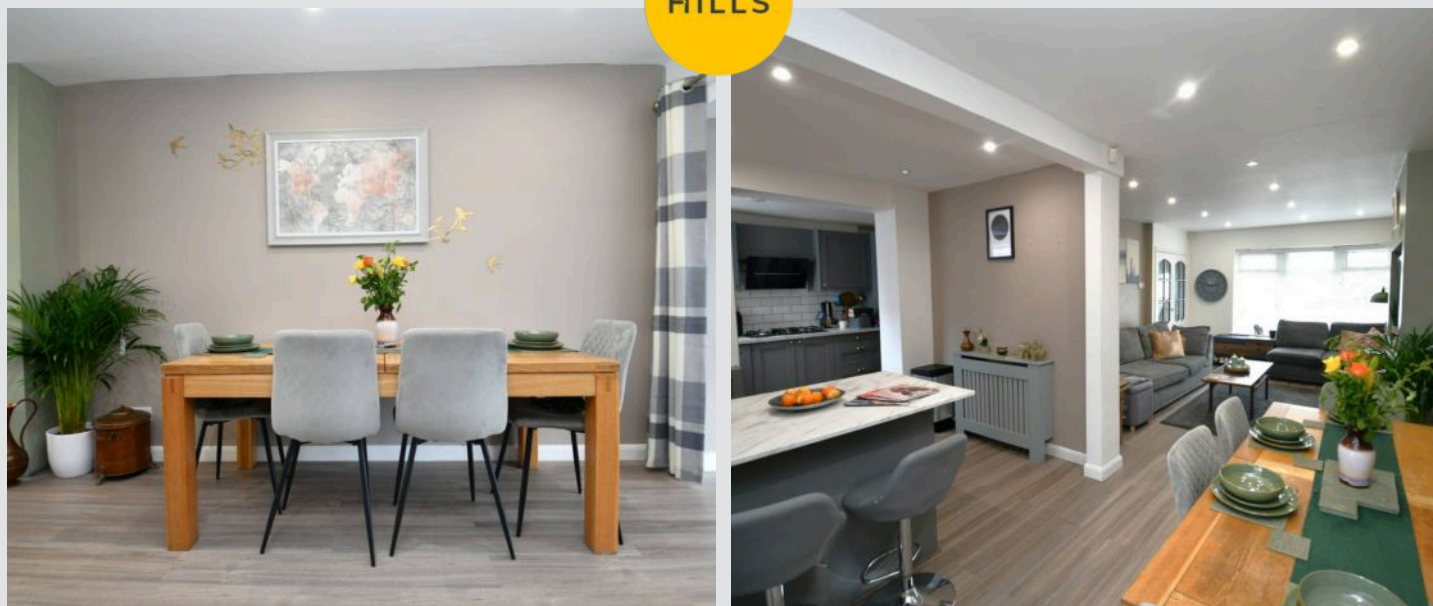
Council Tax band: B

Tenure: Freehold

- Stylish Three Bedroom, Extended, Semi-Detached Family Home
- Located in the Popular Astley, Within Easy Access of Tyldesley Town Centre
- Close to Local Schooling, Astley Street Park and Plenty of Greenery
- Bay-Fronted Lounge Diner
- Benefits from a Utility Room and a Storage Room
- Spacious Conservatory Letting Plenty of Natural Light In
- Modern Fitted Kitchen and a Downstairs W/C
- Three Well-Proportioned Bedrooms and a Modern, Three-Piece Bathroom
- Driveway to the Front Providing Off-Road Parking for Multiple Cars
- Well-Presented, Low-Maintenance Garden to the Rear Complete with Artificial Grass and Paving



HILLS



### Porch

Ceiling spotlights and a wall-mounted radiator

### Lounge Diner

24' 4" x 11' 1" (7.42m x 3.39m)

Ceiling spotlights, double-glazed bay window and a wall-mounted radiator

### Utility Room

8' 7" x 6' 10" (2.61m x 2.08m)

Featuring modern fitted units with space for a washing machine. Complete with ceiling spotlights

### Kitchen

14' 1" x 5' 5" (4.29m x 1.66m)

Featuring modern fitted units with integral five ring hob, an oven and a dishwasher. Space for an american fridge freezer. Complete with ceiling spotlights, double-glazed window and a wall-mounted radiator

### Landing

Ceiling spotlights and a double-glazed window

### Bedroom One

13' 11" x 8' 3" (4.25m x 2.51m)

Ceiling spotlights, double-glazed window, a wall-mounted radiator and fitted furniture

### Bedroom Two

10' 2" x 8' 2" (3.11m x 2.50m)

Ceiling spotlights, a double-glazed window and a wall-mounted radiator

### Bedroom Three

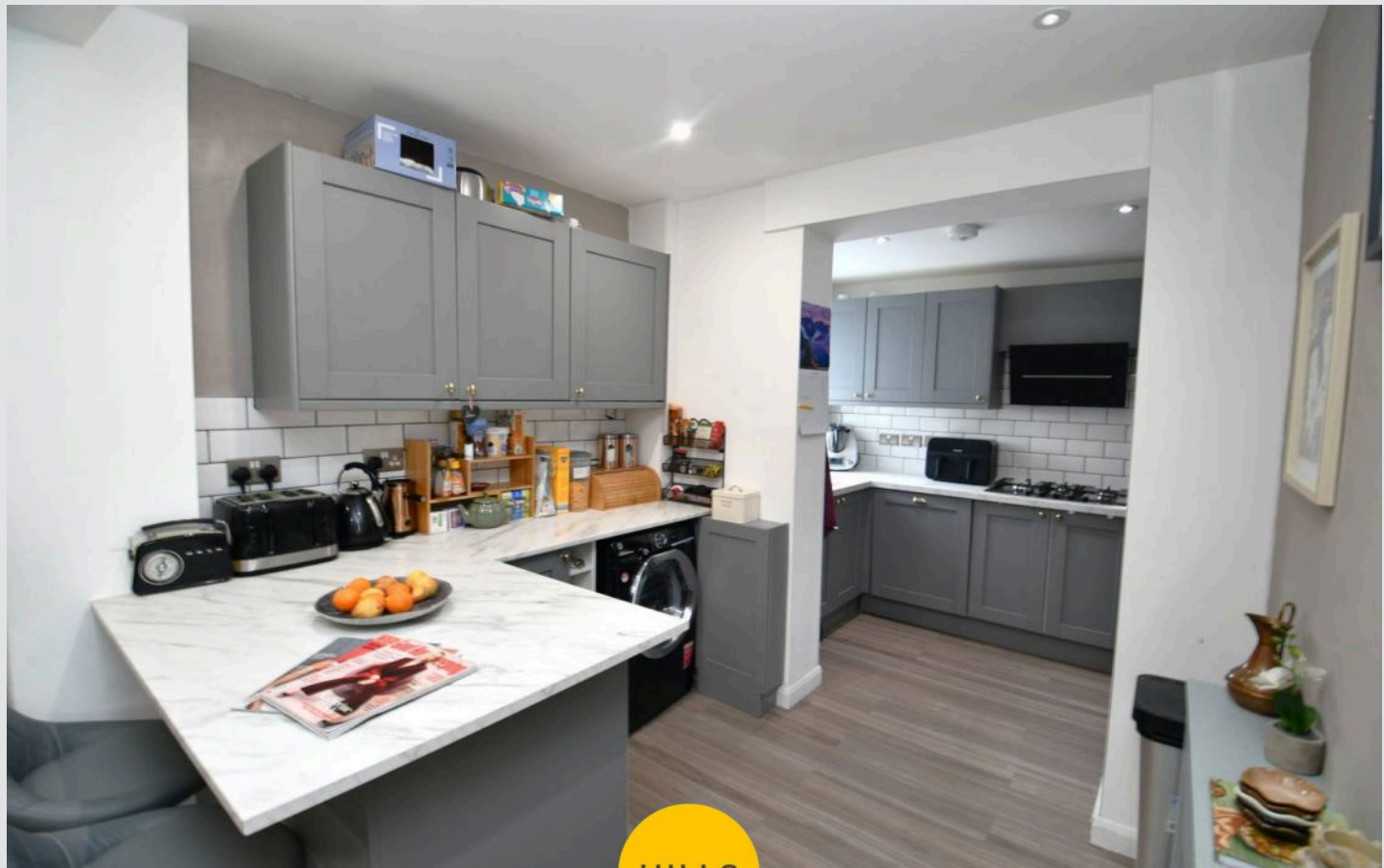
9' 7" x 5' 11" (2.91m x 1.80m)

Ceiling spotlights, double-glazed window and a wall-mounted radiator

### Bathroom

5' 10" x 5' 5" (1.78m x 1.66m)

Featuring a contemporary three-piece suite including bath with shower over, hand wash basin and W.C. Complete with ceiling spotlights, a double-glazed window and a heated towel rail



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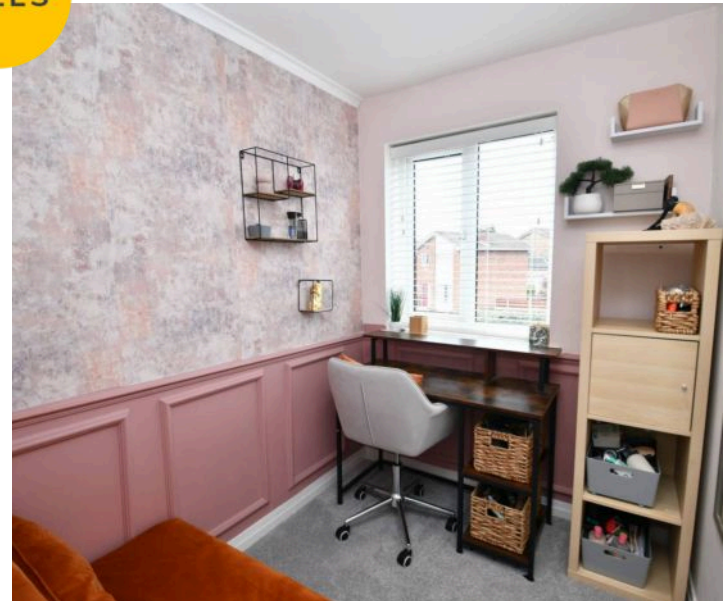
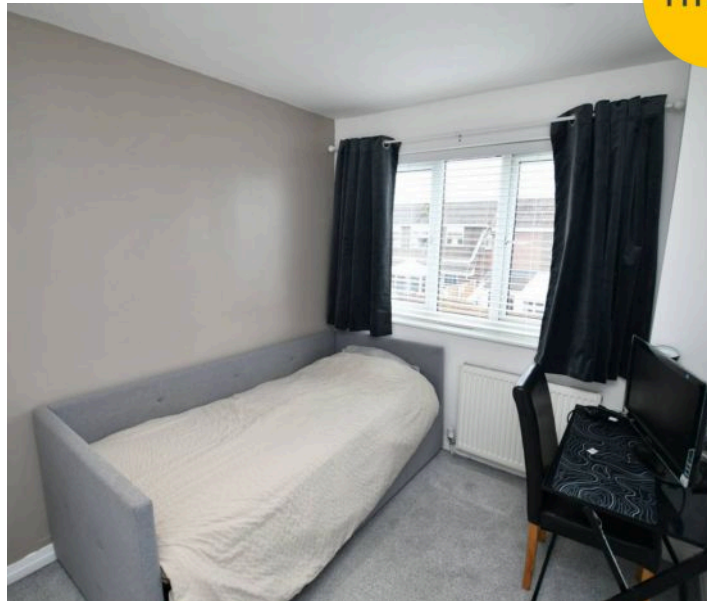
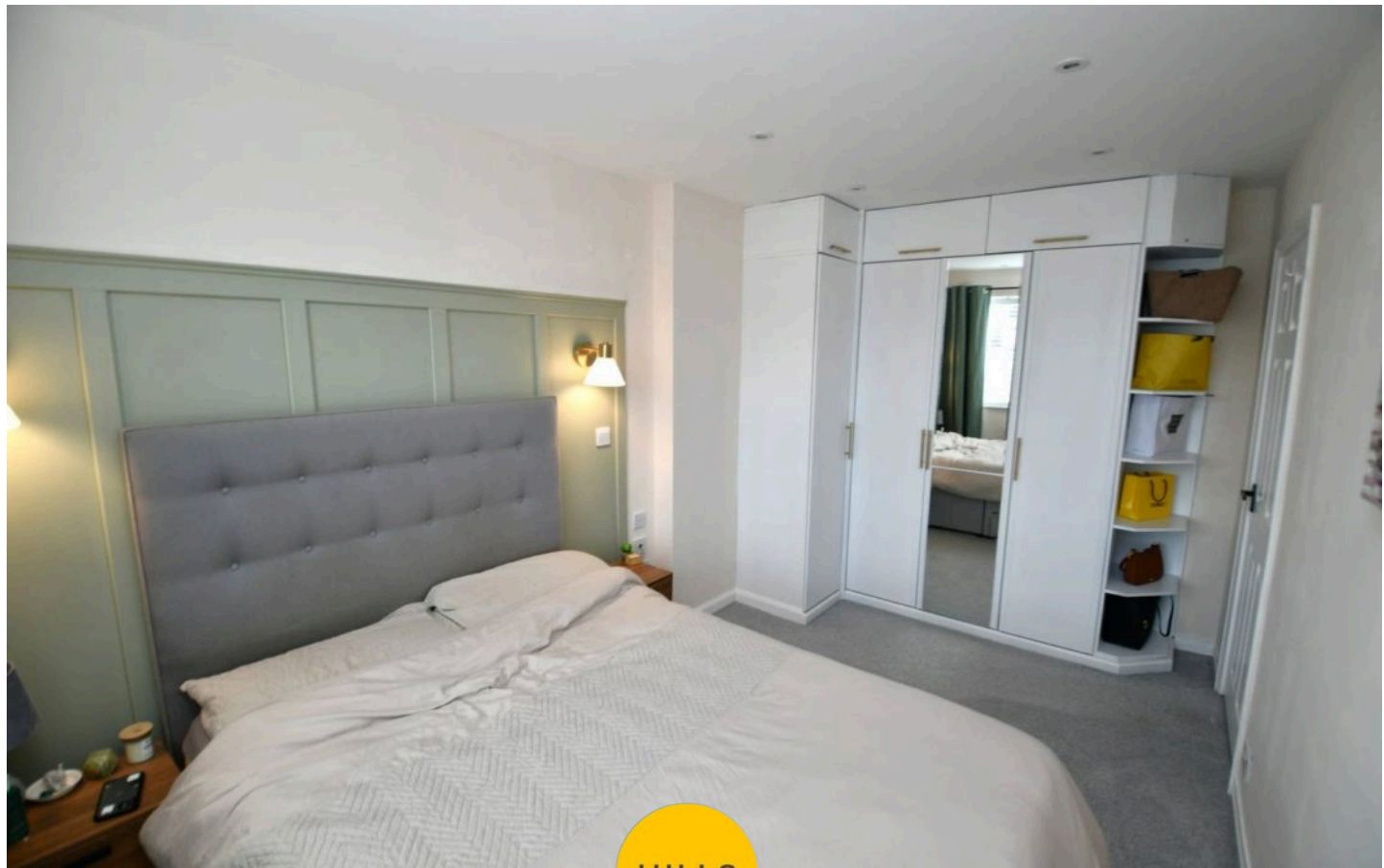
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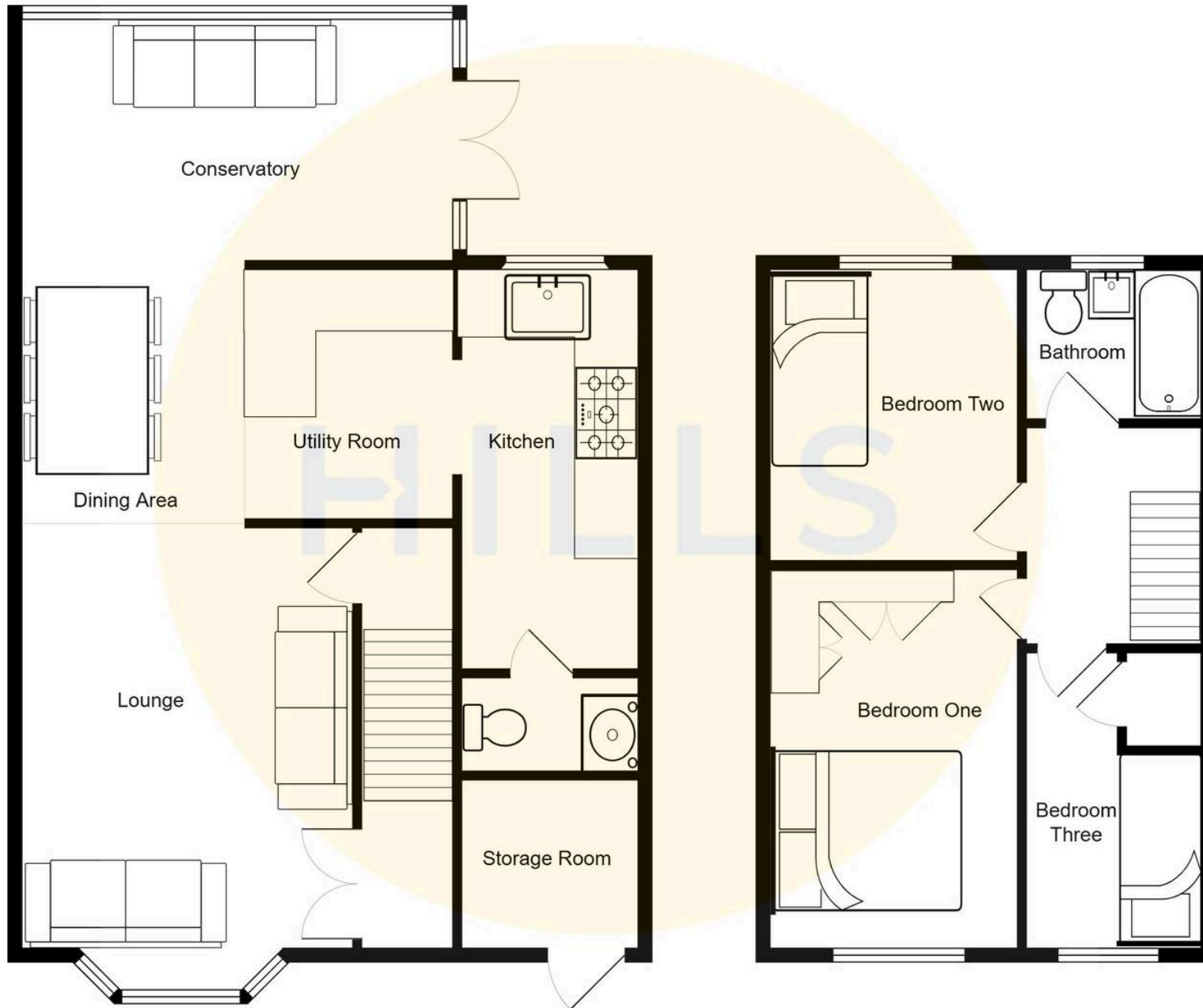
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## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street - M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.