



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Toll Gate Close, Manchester, M29 8QZ

Offers Over £200,000

Nestled in the charming area of Toll Gate Close, Tyldesley, Manchester, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property is situated in a peaceful neighbourhood, offering a perfect blend of tranquillity and accessibility to local amenities.

As you approach the house, you will be greeted by its attractive façade, which hints at the warmth and character that lies within. The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that enhances the overall appeal of the home.

The surrounding area is rich in community spirit, with nearby parks and recreational facilities perfect for families and individuals alike. Local shops, schools, and public transport links are conveniently close, ensuring that everything you need is within easy reach.

This property is ideal for first-time buyers, families, or anyone looking to settle in a welcoming environment. With its combination of comfort, location, and potential, this house in Toll Gate Close is a wonderful place to call home. Do not miss the chance to explore this inviting property and envision your future in this lovely part of Manchester.

Toll Gate Close, Manchester, M29 8QZ

Offers Over £200,000



- EPC Rating B
- Garden To Rear
- Ideal For First Time Buyers
- Great Family Home
- Council Tax Band A
- Off Road Parking For Two Cars
- Ready To Move Into Excellent Condition
- Two bedrooms
- Viewing Essential
- Close To Amenities

Entrance

Laid to lawn garden, paved patio.

Hallway

15'6 x 6'2 (4.72m x 1.88m)

Central heating radiator, stairs to first floor, doors to kitchen, reception room, WC and storage.

WC

5 x 3'4 (1.52m x 1.02m)

Central heating radiator, spot lights, dual flush toilet, pedal stool sink with mixer tap.

Kitchen

11 x 6'7 (3.35m x 2.01m)

UPVC double glazed window, spot lights, central heating radiator, wood work top, half stainless steel sink with mixer tap, integrated zanussi cooker, 4 ring gas hob, integrated fridge, space for washing machine, high gloss wall and base units.

Reception Room

12'10 x 13'1 (3.91m x 3.99m)

UPVC double glazed French doors, central heating radiator, television point.

First Floor

Landing

UPVC double glazed frosted window, doors to bathroom, bedroom one and bedroom two.

Bedroom One

13 x 12'1 (3.96m x 3.68m)

UPVC double glazed window, central heating radiator.

Bedroom Two

11'1 x 13'1 (3.38m x 3.99m)

UPVC double glazed window, central heating radiator.

Bathroom

7'2 x 6 (2.18m x 1.83m)

Heated towel rail, spot lights, extractor fan, tiled splash back, dual flush toilet, pedal sink, bath and direct feed shower.

External

Front

Tarmac driveway.

Rear



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