



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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		

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## Hough Lane, Tyldesley, M29 8WN

### Offers Over £425,000

AN EXCEPTIONAL DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Situated on Hough Lane in the charming town of Tyldesley, Manchester, this exceptional detached house presents an outstanding opportunity for families seeking a modern and spacious residence. Boasting four generously sized double bedrooms and two well-appointed bathrooms, this property is designed for comfortable living and is ready for you to move in without delay.

Set back from the road on an impressive plot, the home features modern fixtures and fittings throughout, ensuring a stylish and contemporary atmosphere. The ample off-road parking and a detached garage provide convenience for families with multiple vehicles. The interiors are tastefully designed, creating a warm and inviting environment that is perfect for both relaxation and entertaining.

The location is particularly advantageous, with easy access to local bus routes, schools, and a variety of amenities. Additionally, the property is well-connected to Manchester, Leigh, Salford, and major motorway links, making it ideal for commuters and those who enjoy exploring the wider region.

A true credit to the current owners, this home has been transformed into a luxurious haven that caters to the needs of a growing family. Notably, the property is not overlooked, offering stunning views of the surrounding trees, which ensures a sense of privacy and tranquillity. This delightful family home is truly not to be missed and promises to provide a wonderful living experience for its new owners.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.



# Hough Lane, Tyldesley, M29 8WN

## Offers Over £425,000

**4****2****1****C**

- Tenure Freehold
  - Ample Off Road Parking With Garage
  - Sought After Location
  - Easy Access To Major Network Links
- Council Tax Band D
  - Not Overlooked And With Stunning Enviaible Views
  - Four Generously Sized Double Bedrooms
- EPC Rating C
  - Ideal Family Home
  - Spacious Kitchen/Dining Area

### Ground Floor

#### Entrance

Composite double glazed frosted door to porch.

#### Porch

9'3 x 3'1 (2.82m x 0.94m)

UPVC double glazed window, PVC panel elevation, spotlights, tiled effect vinyl flooring and composite double glazed frosted door to hall.

#### Hall

13'4 x 10'4 (4.06m x 3.15m)

Central heating radiator, spotlights, smoke alarm, storage cupboard, under stairs storage, wood effect laminate flooring, doors to reception room, kitchen/dining area, two bedrooms, shower room and stairs to first floor.

#### Reception Room

16'7 x 12'4 (5.05m x 3.76m)

Three UPVC double glazed windows, central heating radiator, spotlights, wood panel and acoustic elevation, electric fire, television point and wood effect laminate flooring.

#### Kitchen/Dining Area

17' x 10'11 (5.18m x 3.33m)

UPVC double glazed window, central heating radiator, range of panel wall and base units, wood surface, tiled splash back, ceramic Belfast sink with high spout mixer tap, four door range with seven ring gas hob, extractor hood, space for American fridge freezer, integrated dishwasher and washing machine, under unit lighting, spotlights, smoke alarm, pendant lighting, breakfast bar, tiled floor and UPVC double glazed French doors to rear.

#### Bedroom Two

14' x 10'11 (4.27m x 3.33m)

UPVC double glazed window, central heating radiator, coving, spotlights and wood effect laminate flooring.

#### Bedroom Three

11'11 x 10' (3.63m x 3.05m)

UPVC double glazed window, central heating radiator, coving and wood effect laminate flooring.

#### Shower Room

7' x 6'4 (2.13m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed rainfall walk in shower with rinse head, PVC panel elevation, spotlights, extractor fan and lino flooring.

### First Floor

#### Landing

10'6 x 4'5 (3.20m x 1.35m)

Velux window, spotlights, smoke alarm, integrated storage in eaves, doors to bedroom one, bedroom four and shower room.

#### Bedroom One

14'4 x 12' (4.37m x 3.66m)

Four Velux windows, central heating radiator, fitted wardrobe and eave storage.

#### Bedroom Four

14'4 x 9'9 (4.37m x 2.97m)

Velux window, central heating radiator, boiler cupboard and eave storage.

#### Shower Room

7'3 x 7' (2.21m x 2.13m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed corner enclosed shower, PVC panel elevation, spotlights, extractor fan and lino flooring.

### External

#### Rear

Enclosed garden with artificial lawn, paving, bedding areas, decking, mature shrubs and access to detached garage.

#### Front

Enclosed garden with laid to lawn, bedding areas, off road parking and access to garage.



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