



Crossgill, Manchester, M29 7DT

£475,000

AN EXQUISITE DETACHED FAMILY HOME

Nestled on a desirable estate within Tyldesley, Manchester, this exceptional detached family home is a true gem. Presented and maintained to the highest standard, it offers a perfect blend of comfort and style, making it an ideal choice for families seeking a spacious and inviting residence.

As you step inside, you will be greeted by an abundance of indoor space, highlighted by five generously sized bedrooms that provide ample room for relaxation and privacy. The heart of the home is undoubtedly the impressive open plan kitchen and living area, designed for both entertaining and everyday family life. This stylish space is perfect for creating lasting memories with loved ones.

Outside, the property boasts beautifully presented gardens that offer a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings. Additionally, the home features ample off-road parking and a garage, ensuring convenience for you and your guests.

Situated on a sought-after estate, this property benefits from its proximity to local schools, bus routes, and various amenities, making daily life effortless. Furthermore, excellent network and major motorway links are easily accessible, providing a seamless commute to nearby areas.

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.

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- Tenure Freehold
 - Five Well Proportioned Bedrooms
 - Viewing Essential
 - Open Plan Kitchen And Living Space
- EPC Rating TBC
 - Ample Off Road Parking
 - Abundance Of Indoor And Outdoor Space
- Council Tax Band D
 - Ideal Family Home
 - Easy Access To Major Network Links

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

13'1 x 6'4 (3.99m x 1.93m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to reception room, open plan living/kitchen/dining area and stairs to first floor.

Reception Room

15'5 x 11'10 (4.70m x 3.61m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, television point and hard wood single double glazed doors to open plan kitchen/dining area.

Open Plan Kitchen/Dining Area

27'2 x 17'3 (8.28m x 5.26m)

UPVC double glazed window, hard wood single glazed frosted circular window, Velux window, two central heating radiators, range of cream gloss wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric double Whirlpool oven, five ring gas hob and extractor hood, integrated dishwasher, space for American fridge freezer, integrated breakfast bar, spotlights, storage cupboard, wood effect laminate flooring, door to utility room, open to garden room and UPVC double glazed frosted door to side.

Garden Room

15'4 x 7'9 (4.67m x 2.36m)

UPVC double glazed window, two Velux windows, central heating radiator, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Utility Room

8'11 x 7'2 (2.72m x 2.18m)

UPVC double glazed frosted window, central heating radiator, range of panelled wall and base units, granite effect surface, tiled splash back, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Baxi boiler, tiled floor and door to WC.

WC

7'2 x 2'9 (2.18m x 0.84m)

Central heating radiator, dual flush WC, corner wall mounted wash basin with mixer tap, extractor fan and tiled floor.

First Floor

Landing

15'2 x 9'4 (4.62m x 2.84m)

UPVC double glazed window, central heating radiator, loft access, storage cupboard, doors to five bedrooms and bathroom.

Bedroom One

14'7 x 11'9 (4.45m x 3.58m)

UPVC double glazed window, central heating radiator, fitted wardrobe, television point and door to en suite.

En Suite

8'11 x 2'6 (2.72m x 0.76m)

UPVC double glazed window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower enclosure, tiled elevation and wood effect laminate flooring.

Bedroom Two

11'9 x 11'8 (3.58m x 3.56m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

13'2 x 7'5 (4.01m x 2.26m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Four

8'7 x 7'9 (2.62m x 2.36m)

Two UPVC double glazed windows, central heating radiator, television point and over stairs storage.

Bedroom Five

8' x 7'5 (2.44m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 6'7 (2.46m x 2.01m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, panel bath with mixer tap, overhead direct feed shower, vanity top wash basin with mixer tap, tiled elevation, spotlights, PVC to ceiling, integrated linen cupboard and lino flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubs and timber storage shed.

Front

Laid to lawn garden with paving, bedding areas, mature shrubs and off road parking.



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