



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## Brook Drive, Tyldesley, M29 7HR

### £220,000

AN ENVIABLE SEMI DETACHED PROPERTY

Nestled on the charming Brook Drive within Tyldesley, Manchester, this exceptional semi-detached house offers a delightful blend of modern living and comfort. The property has been meticulously presented and maintained, ensuring a welcoming atmosphere from the moment you step inside.

The heart of the home features an open-plan living space that seamlessly connects to a fantastic kitchen and conservatory, perfect for enjoying the natural light and views of the garden. This versatile area is ideal for both relaxation and entertaining, making it a wonderful space for family gatherings or quiet evenings in.

In addition to the spacious living areas, the property boasts a car port and a garage, providing ample storage and parking options. The loft conversion adds further value, offering additional living space that can be tailored to your needs, whether as a home office, playroom, or guest accommodation.

The property is set on a popular estate in a sought-after location, making it an attractive choice for families and professionals alike. With two generously sized double bedrooms, the home provides comfortable accommodation for all. The neutral decoration throughout allows for easy personalisation, enabling you to make this house your own.



# Brook Drive, Tyldesley, M29 7HR

## £220,000

 2  1  2  D

- Semi Detached Property
- Contemporary Fitted Kitchen
- Ample Off Road Parking, Carport And Garage
- EPC Rating: D
- Two Double Bedrooms
- Three Piece Modern Shower Room
- Tenure: Leasehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: B

### Ground Floor

#### Hall

3'5 x 3'3 (1.04m x 0.99m)  
Composite double glazed frosted entrance door, central heating radiator, stairs to first floor and door to reception room one.

#### Reception Room One

13'1 x 11'3 (3.99m x 3.43m)  
UPVC double glazed window, central heating radiator, dado rail, under stairs storage, cast iron multi fuel burner, slate hearth, tile surround, wood mantle, TV point and open access to reception room two.

#### Reception Room Two

16' x 8'5 (4.88m x 2.57m)  
Central heating radiator, dado rail, single glazed double doors to kitchen.

#### Kitchen

14'11 x 7' (4.55m x 2.13m)  
Hardwood single glazed window, spotlights, panel wall and base units, granite effect worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for fridge, plumbing for washing machine, tiled floor, single glazed double doors to conservatory and hardwood door to car port.

#### Conservatory

14'11 x 8'1 (4.55m x 2.46m)  
Aluminium single glazed windows, feature wall lights, space for fridge freezer, tiled floor, aluminium single glazed sliding door and wrought iron gates to rear.

#### Carport

30'10 x 7'1 (9.40m x 2.16m)  
Double doors to front and double doors to garage.

#### Garage

25'8 x 8'6 (7.82m x 2.59m)  
Single glazed window.

### First Floor

#### Landing

6' x 2'5 (1.83m x 0.74m)  
UPVC double glazed frosted window, smoke alarm and doors to two bedrooms and shower room.

#### Bedroom One

16' x 10'3 (4.88m x 3.12m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and door to stairs to attic.

#### Bedroom Two

10' x 10' (3.05m x 3.05m)  
UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

### Shower Room

7'2 x 6' (2.18m x 1.83m)  
UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk-in direct feed rainfall shower with rinse head, extractor fan, PVC clad ceiling, tiled elevation and tiled floor.

### Second Floor

#### Loft Room

14'9 x 10'8 (4.50m x 3.25m)  
Central heating radiator and integrated storage.

#### External

#### Front

Block paved driveway.

#### Rear

Laid to lawn, mature shrubs and bedding areas.



Tel: 01617939622

www.keenans-estateagents.co.uk