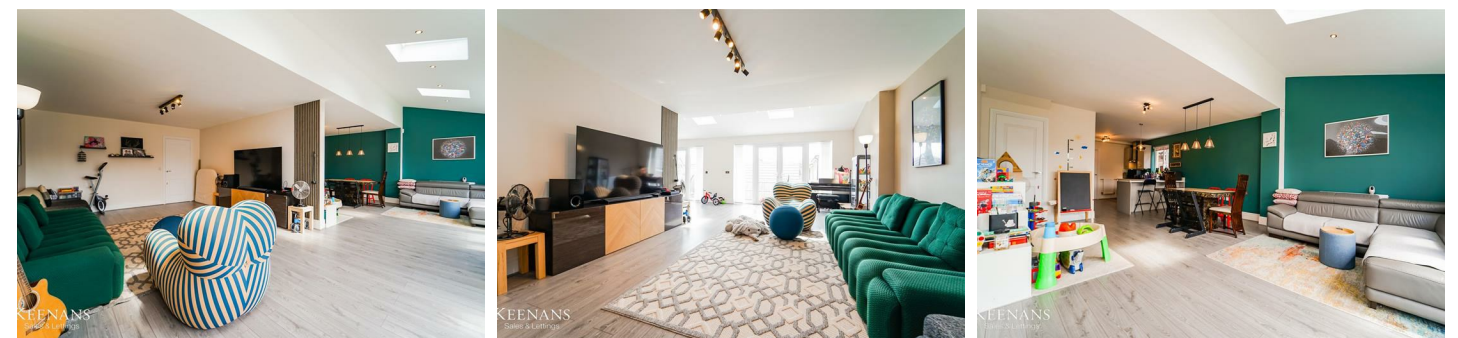




Lambert Meadow, Tyldesley, M29 8SJ

Offers Over £565,000

A SPACIOUS DETACHED HOME WITH A GORGEOUS OPEN PLAN EXTENSION - APPROX. 2000 SQFT

Nestled in the charming area of Lambert Meadow, Tyldesley, Manchester, this stunning four-bedroom detached family home offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious open-plan living, family, and kitchen area, designed to create a warm and inviting atmosphere for both relaxation and entertaining. The contemporary kitchen is fitted with high-quality appliances and stylish finishes, making it a delightful space for culinary enthusiasts.

The property boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The main bedroom features an ensuite bathroom, providing a private retreat for relaxation. Additionally, the home includes a separate utility room and a convenient downstairs WC, enhancing the practicality of daily living.

Outside, the low-maintenance rear garden offers a serene space for outdoor activities or simply enjoying the fresh air. The double garage provides generous storage options and secure parking, adding to the convenience of this lovely home.

Situated in a popular location, this property benefits from excellent access to major commuter routes, making it ideal for those who travel for work. Furthermore, nearby amenities ensure that all your daily needs are within easy reach. This delightful family home is a rare find and is sure to appeal to those seeking a blend of comfort, style, and convenience in a vibrant community.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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 4  2  2  B

- Impressive Detached Property
 - Modern Fitted Kitchen
 - Off Road Parking and Double Garage
 - EPC Rating B
- Four Bedrooms
 - Open Plan Living
 - Tenure Freehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band E

Ground Floor

Entrance Hall

10'6 x 6'7 (3.20m x 2.01m)

Composite double glazed frosted front door and window, central heating radiator, wood effect flooring, doors leading to reception room, study, kitchen, WC and stairs to first floor.

Study

9'7 x 8'0 (2.92m x 2.44m)

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

Reception Room

15'8 x 14'3 (4.78m x 4.34m)

Central heating radiator, wood effect flooring and open to family room.

Family Room

29'10 x 9'9 (9.09m x 2.97m)

Three Velux windows, two central heating radiators, wood effect flooring, open to kitchen and two UPVC double glazed French doors to rear.

Kitchen

23'4 x 14'11 (7.11m x 4.55m)

UPVC double glazed window, two central heating radiators, range of wall and base units with laminate work surfaces, breakfast bar, integrated high rise double oven, four ring electric hob and extractor hood, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated dishwasher, integrated fridge freezer, wood effect flooring and door to utility.

Utility

7'9 x 5'1 (2.36m x 1.55m)

Central heating radiator, wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, extractor fan, tiled flooring and composite double glazed frosted door to side elevation.

WC

6'1 x 4'6 (1.85m x 1.37m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, partially tiled elevations and tiled flooring.

First Floor

Landing

Loft access, smoke detector, central heating radiator, wood effect flooring, doors leading to four bedrooms, family bathroom and airing cupboard.

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

UPVC double glazed bay window, central heating radiator, wood effect flooring, fitted wardrobes and door to en suite.

En Suite

8'10 x 6'4 (2.69m x 1.93m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, direct feed shower, partially tiled elevations, extractor fan and tiled flooring.

Bedroom Two

12'9 x 11'7 (3.89m x 3.53m)

UPVC double glazed frosted window, central heating radiator, fitted wardrobes and wood effect flooring.

Bedroom Three

10'3 x 9'4 (3.12m x 2.84m)

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

Bedroom Four

9'11 x 9'7 (3.02m x 2.92m)

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

Bathroom

8'10 x 5'9 (2.69m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with paved patio and artificial lawn.

Front

Paving, tarmac driveway and access to double garage.



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