



## Bridgefield Close, Tyldesley, M29 8QX

### Offers Over £450,000

A BEAUTIFUL FOUR BEDROOM HOME IN MANCHESTER

Situated in the charming area of Bridgefield Close, Tyldesley, Manchester, this impressive detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, three of which feature integrated wardrobes, this home is designed to accommodate families of all sizes. The master bedroom boasts an ensuite bathroom, providing a private retreat for relaxation.

The heart of the home is undoubtedly the stunning kitchen, which boasts an open plan dining and lounge/family area. This well-equipped space is perfect for culinary enthusiasts and family gatherings alike, with impressive bi-folding doors that overlook the rear enclosed garden. The low-maintenance garden is ideal for summer barbecues and outdoor entertaining, making it a delightful spot for both relaxation and socialising.

In addition to the kitchen, the property features a generous reception room that offers ample space for family activities and entertaining guests. The kitchen is conveniently attached to a utility room, which leads to a downstairs WC, enhancing the practicality of the home.

For those with vehicles, off-road parking is available in front of the garage, ensuring convenience and security. This property is not just a house; it is a welcoming home that promises comfort and a wonderful lifestyle in a desirable location. Whether you are looking to settle down or invest, this property is a fantastic opportunity not to be missed.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	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		

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 4  2  2  B

- Tenure Freehold
  - Off Road Parking With Access To garage
  - Ideal Family Home
  - Easy Access To Major Commuter Routes
- Council Tax Band E
  - Four Well Proportioned Bedrooms
  - Viewing Essential
- EPC Rating B
  - Open Plan Kitchen, Diner, Lounge/Family room
  - South Facing Low maintenance Garden

### Ground Floor

#### Entrance

Composite frosted door to hall.

#### Hall

13' x 6'2 (3.96m x 1.88m)

Two UPVC double glazed frosted windows, central heating radiator, doors to reception room, garage, kitchen/Dining area and under stairs storage, stairs to first floor and wood effect flooring.

#### Reception Room

16' x 10'7 (4.88m x 3.23m)

UPVC double glazed bay window, two central heating radiators, spotlights and electric fire with decorative surround.

#### Kitchen/Living/Dining/Family Area

22' x 10'7 (6.71m x 3.23m)

Three UPVC double glazed windows, two central heating radiators, wall and base units, granite work tops, tiled splash backs, composite inset sink with mixer tap and draining ridges, integrated double oven and microwave in a high rise unit, integrated four ring induction hob, extractor fan, integrated dishwasher and fridge freezer, integrated wine cooler, spotlights, parquet wood effect flooring and doors to utility and UPVC double glazed bi-folding doors to the rear.

#### Utility

6'3 x 5'2 (1.91m x 1.57m)

Central heating radiator, wall and base units, laminate work top, tiled splash back, composite sink and drainer with mixer tap, plumbing for washing machine, space for dryer, parquet wood effect flooring, doors to rear and WC.

#### WC

5'2 x 4'1 (1.57m x 1.24m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, dual flush WC, part tiled elevation and parquet wood effect flooring.

### First Floor

#### Landing

10'3 x 2'11 (3.12m x 0.89m)

Central heating radiator, smoke alarm, loft access, doors to four bedrooms and bathroom.

#### Bedroom One

15'4 x 10'7 (4.67m x 3.23m)

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

#### En Suite

6'5 x 4'2 (1.96m x 1.27m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, enclosed direct feed shower, part tiled elevation, tiled effect flooring and spotlights.

### Bedroom Two

15'10 x 9'11 (4.83m x 3.02m)

UPVC double glazed window, central heating radiator and wardrobes.

### Bedroom Three

11'7 x 9'8 (3.53m x 2.95m)

UPVC double glazed window, central heating radiator and wardrobe.

### Bedroom Four

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window and central heating radiator.

### Bathroom

7'11 x 5'7 (2.41m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower, part tiled elevation, tiled effect flooring and spotlights.

### External

#### Rear

Enclosed garden with artificial grass, paving, bedding areas, mature shrubs and timber shed.

#### Front

Paving to front entrance door, bedding areas with mature shrubbery and drive for off road parking with access to garage.

### Garage

17'6 x 9'9 (5.33m x 2.97m)



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