



East Lancashire Road, Astley, Tyldesley

Manchester

HILLS

£435,000



# 578 East Lancashire Road

Tyldesley, Manchester

**\*\*BACKING ONTO FIELDS\*\*** This Beautifully Presented, Three Bedroom Semi-Detached Property Provides an Abundance of Space! Significantly Extended, with a Large Plot Plus Outbuildings!  
Council Tax band: B

Tenure: Leasehold

- Beautifully Presented, Significantly Extended Three Bedroom Semi-Detached Property
- Boasting a Large Plot, with a Huge Garden that Backs onto Fields to the Rear
- Benefits from a Utility Room with a W/C
- Large Open Plan Living, Dining and Kitchen Area with Modern Units, a Velux Window and Bi-Folding Doors
- Cosy Lounge to the Front of the Property
- Three Double Bedrooms, Each with Fitted Furniture, and an Ensuite to the Main Bedroom
- Bright Four-Piece Bathroom
- Driveway to the Side for Off-Road Parking
- Benefits from Outbuildings with Electric, Currently Used as an Office and a Gym
- Close to Excellent Transport Links into Both Manchester and Warrington



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## Entrance Hallway

## Lounge

12' 6" x 10' 0" (3.82m x 3.05m)

## Kitchen Diner

18' 4" x 26' 0" (5.58m x 7.92m)

## Utility Room

6' 6" x 4' 10" (1.97m x 1.47m)

## Landing

## Bedroom One

20' 3" x 8' 11" (6.18m x 2.73m)

## En suite

8' 3" x 3' 9" (2.52m x 1.15m)

## Bedroom Two

10' 4" x 10' 0" (3.14m x 3.06m)

## Bedroom Three

12' 2" x 9' 5" (3.72m x 2.88m)

## Bathroom

8' 1" x 6' 2" (2.47m x 1.89m)

## Outbuildings

Gym - 6.25m x 4.14m Office - 3.09m x 2.21m





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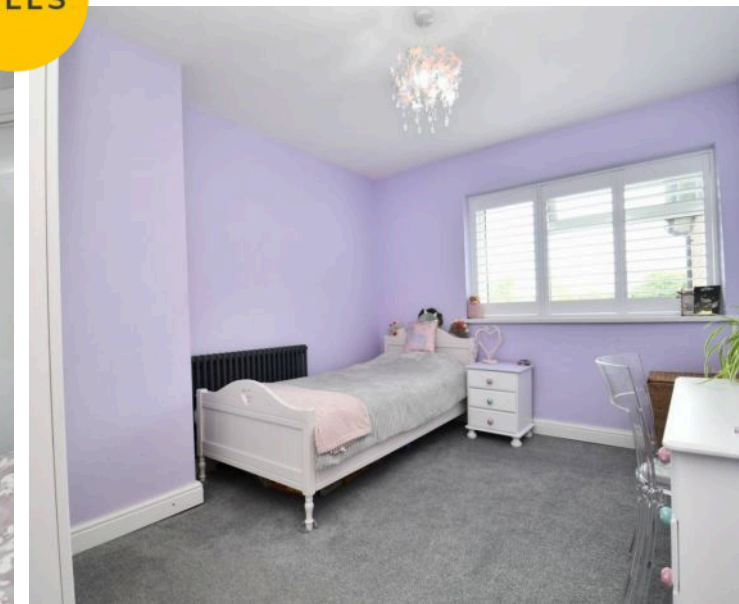
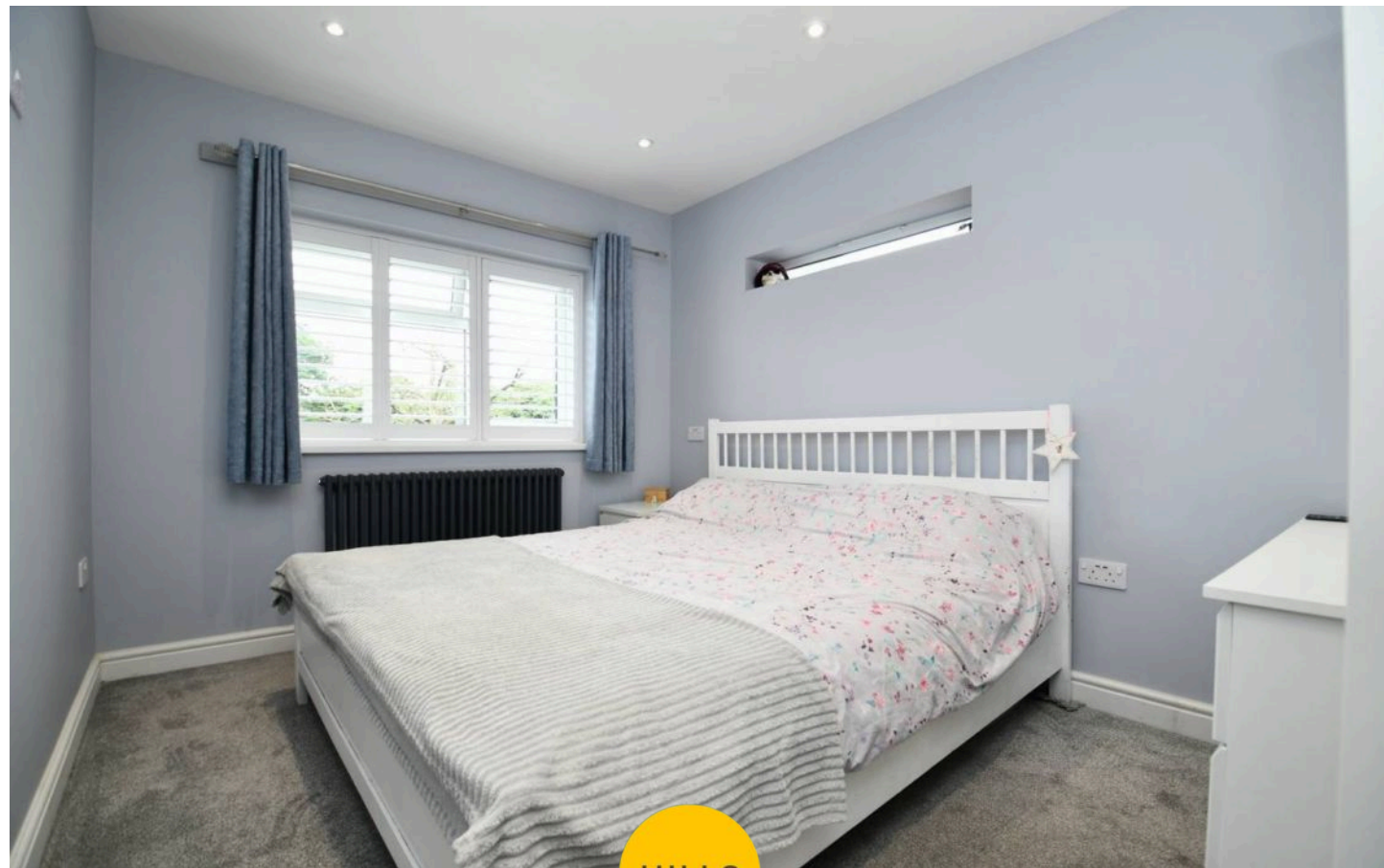
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### Bathroom

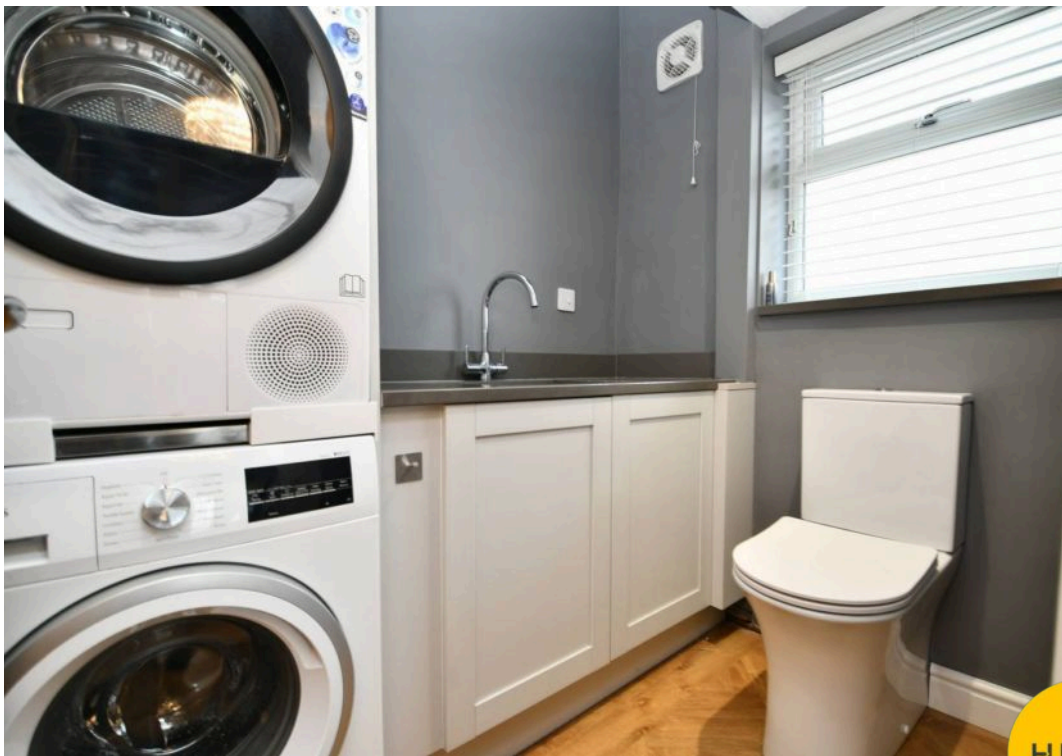
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