



Merton Grove, Tyldesley

Manchester



Offers Over £240,000



# Merton Grove

Tyldesley, Manchester

**\*\*NO VENDOR CHAIN\*\*** Stylish Three Bedroom Semi-Detached Property Located on a Quiet Road in the Popular Astley Area. Boasting a Modern Kitchen Diner, a Conservatory and a Driveway!  
Council Tax band: B

Tenure: Leasehold

- NO VENDOR CHAIN
- Stylish Three Bedroom Semi-Detached Property
- Family Lounge and the Added Bonus of a Conservatory
- Modern Kitchen Diner
- Three Well-Proportioned Bedrooms
- Modern Three-Piece Bathroom
- Driveway for Off-Road Parking
- Generously-Sized Garden to the Rear
- Within Easy Access of Transport Links into Manchester and Warrington
- Close to Local Schooling and Plenty of Green Space



HILLS





### Entrance Hallway

### Lounge

15' 1" x 11' 10" (4.60m x 3.61m)

### Kitchen / Diner

14' 11" x 9' 8" (4.55m x 2.94m)

### Conservatory

12' 7" x 9' 2" (3.84m x 2.79m)

### Landing

### Bedroom One

14' 2" x 8' 11" (4.33m x 2.72m)

### Bedroom Two

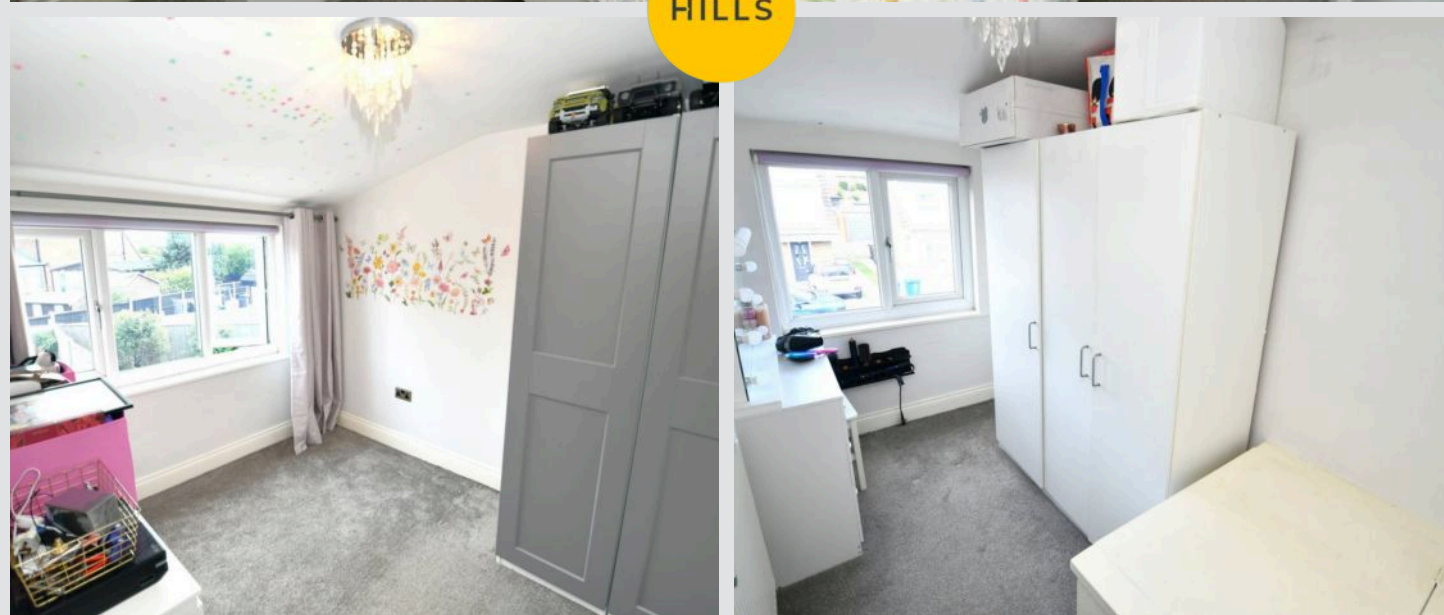
9' 7" x 8' 11" (2.93m x 2.73m)

### Bedroom Three

9' 4" x 6' 0" (2.85m x 1.82m)

### Bathroom

6' 9" x 5' 4" (2.05m x 1.63m)

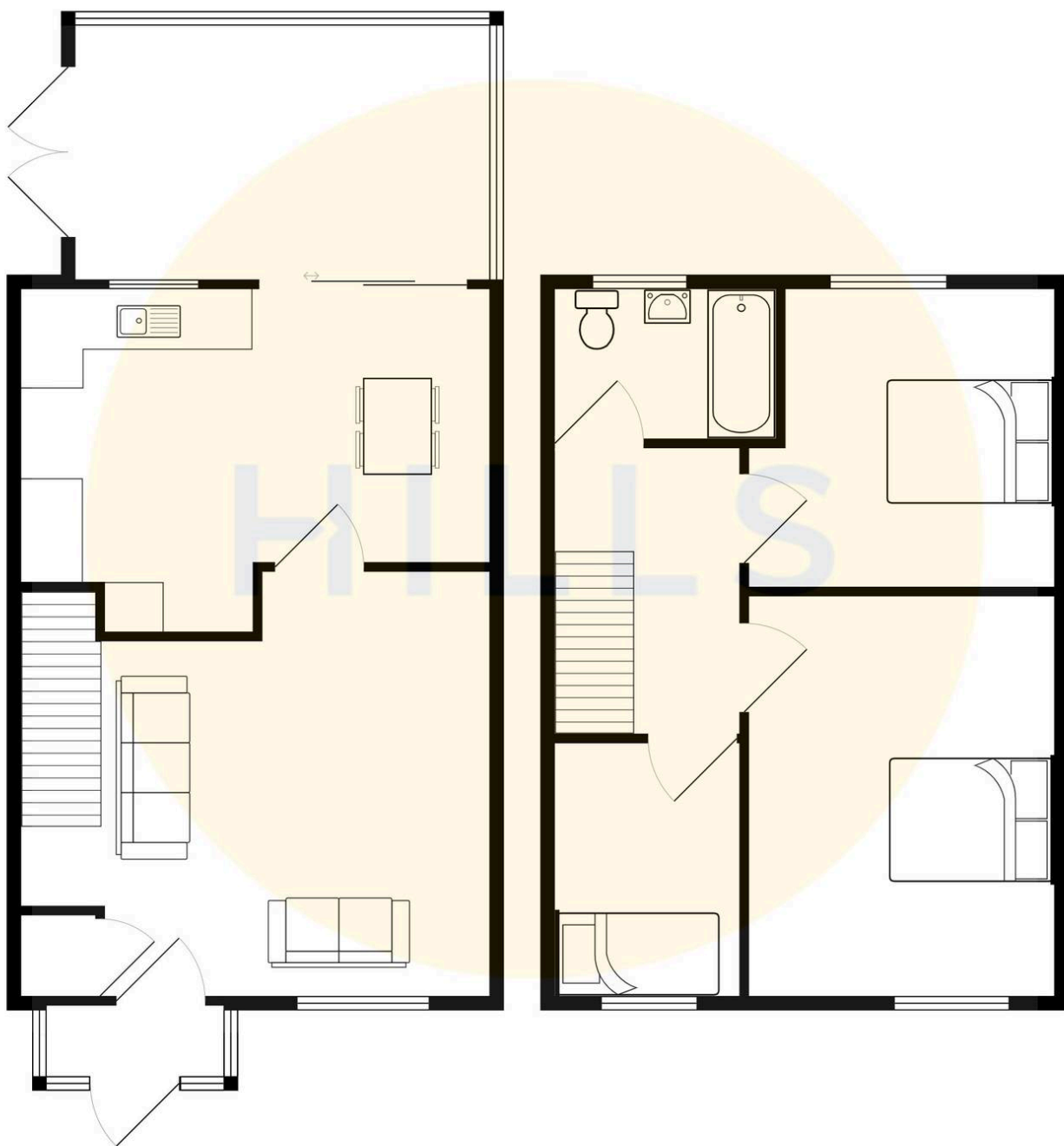






HILLS









## Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

[sales@hills.agency](mailto:sales@hills.agency)

[www.hills.agency/](http://www.hills.agency/)



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.