



Elliott Street, Tyldesley

Manchester



In Excess of £240,000



## 4 Elliott Street

Tyldesley, Manchester

Deceptively Spacious Three Bedroom Link Detached Property Just a Short Walk from Tyldesley Town Centre – with Three Reception Rooms, a Separate Utility Room and a Private Garden Backing onto Trees!

Council Tax band: C

Tenure: Leasehold

- Lovely Three Bedroom Link Detached Property
- Spacious Family Lounge and a Huge Conservatory
- Benefits from an Additional Reception Room Currently in Use as a Gym
- Bright Kitchen Diner and a Separate Utility Room
- Modern Three-Piece Bathroom
- Driveway for Off-Road Parking
- Generously-Sized Private Garden to the Rear with Laid-to-Lawn Grass, Paving and Decking
- Just a Short Walk from Fred Longworth High School and Tyldesley Town Centre
- Close to the Guided Busway which Provides Direct Access into Manchester City Centre
- Viewing is Highly Recommended!



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**Living Room**

15' 0" x 14' 9" (4.56m x 4.49m)

**Kitchen Diner**

15' 0" x 9' 9" (4.57m x 2.98m)

**Conservatory**

17' 9" x 8' 11" (5.41m x 2.73m)

**Hallway****Gym/Reception Room**

9' 11" x 9' 3" (3.03m x 2.81m)

**Utility Room**

9' 2" x 7' 8" (2.80m x 2.33m)

**Landing****Bedroom One**

13' 2" x 8' 6" (4.01m x 2.60m)

**Bedroom Two**

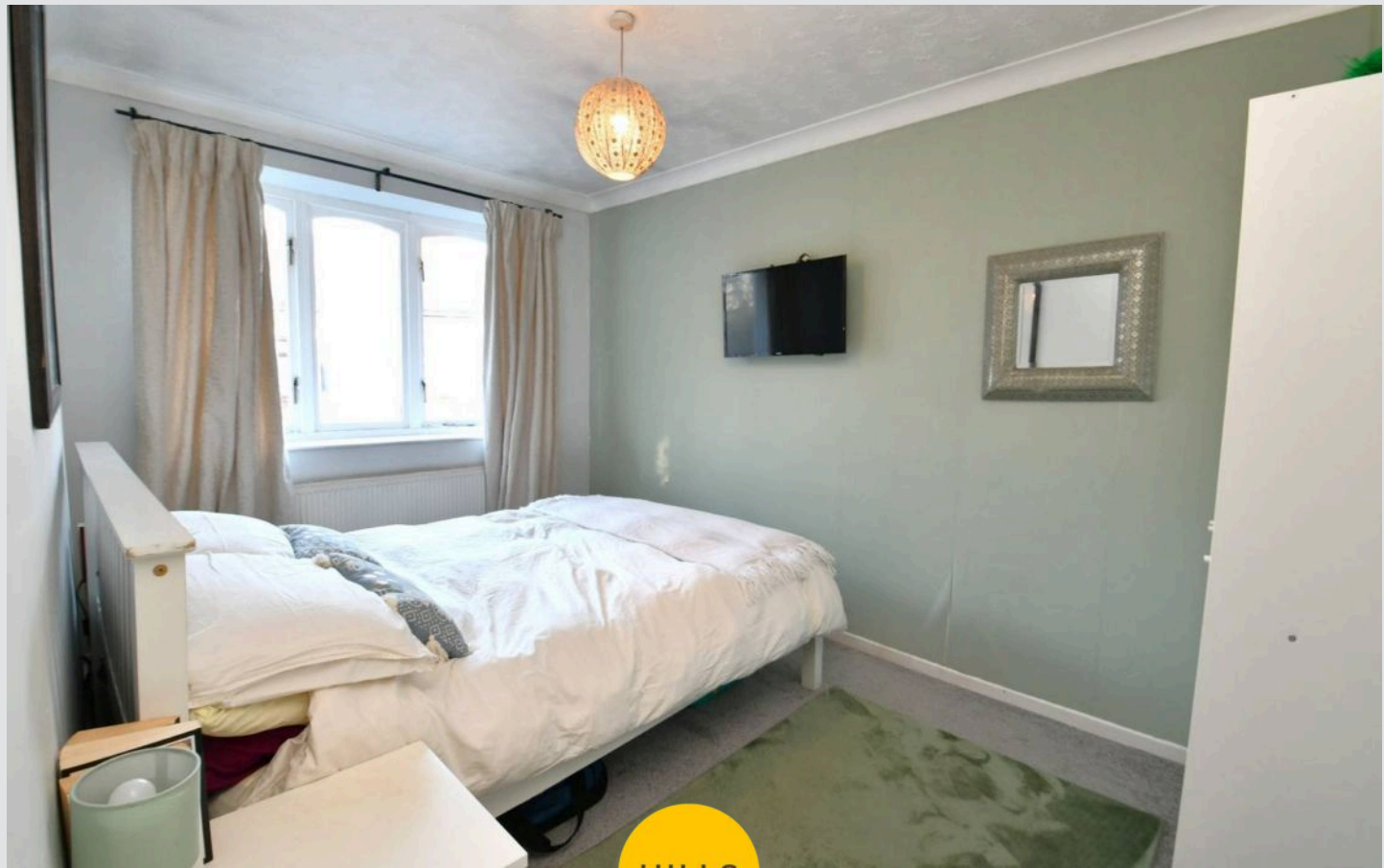
11' 7" x 8' 7" (3.52m x 2.61m)

**Bedroom Three**

10' 0" x 6' 3" (3.04m x 1.90m)

**Bathroom**

6' 3" x 5' 6" (1.90m x 1.68m)





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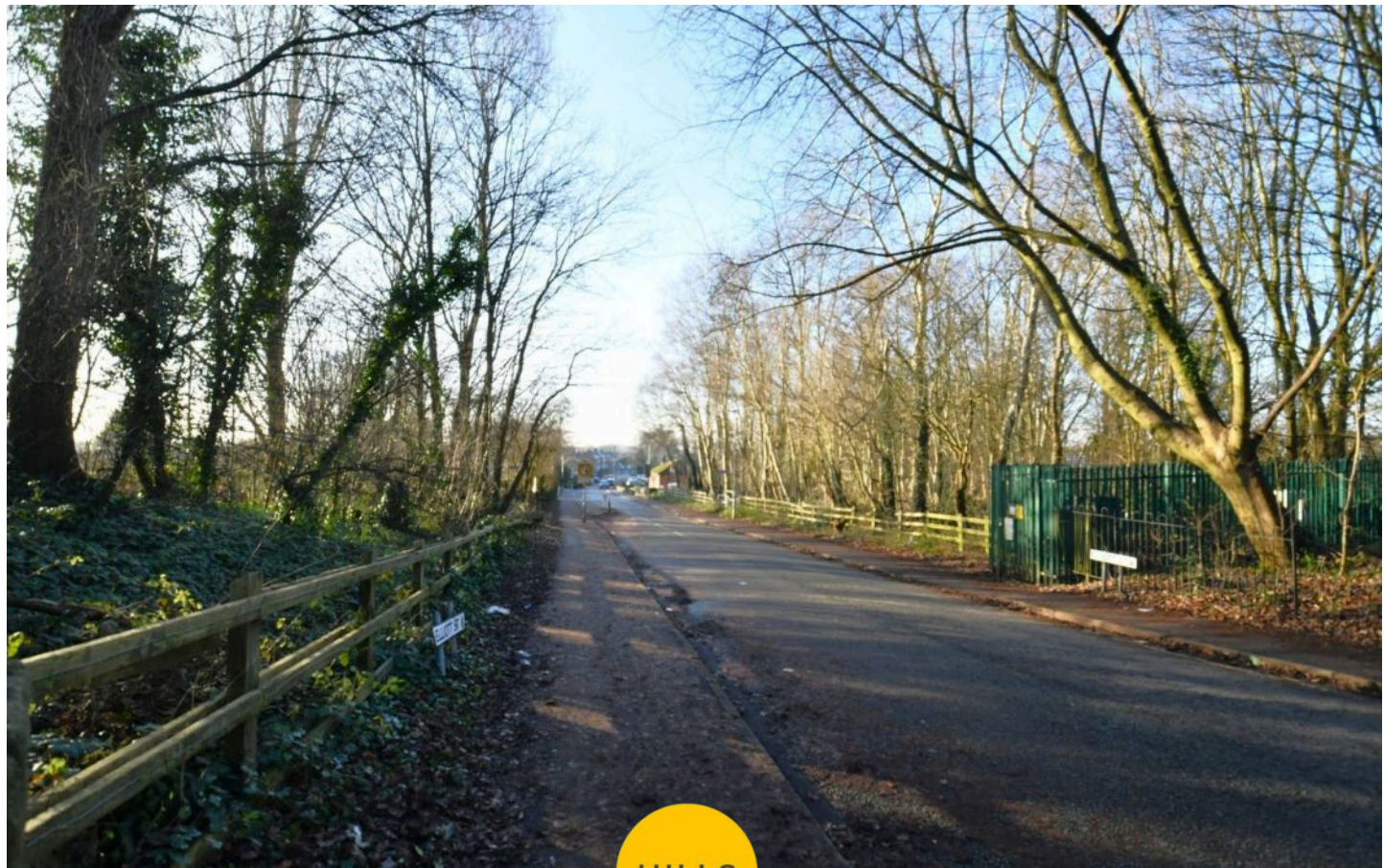
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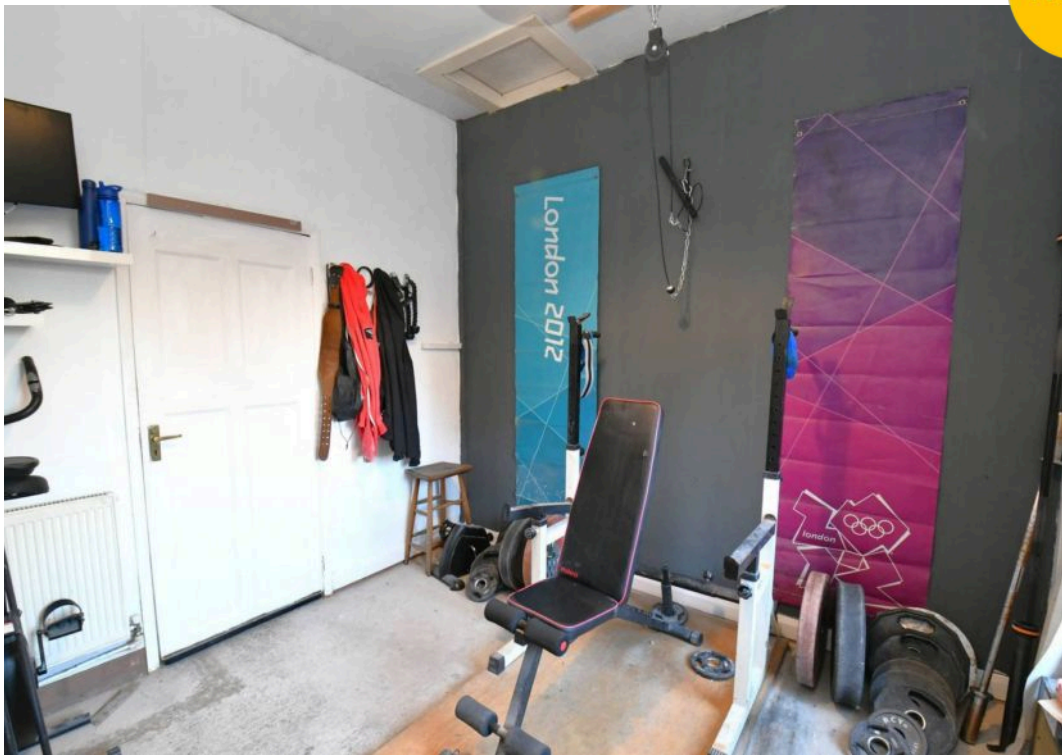
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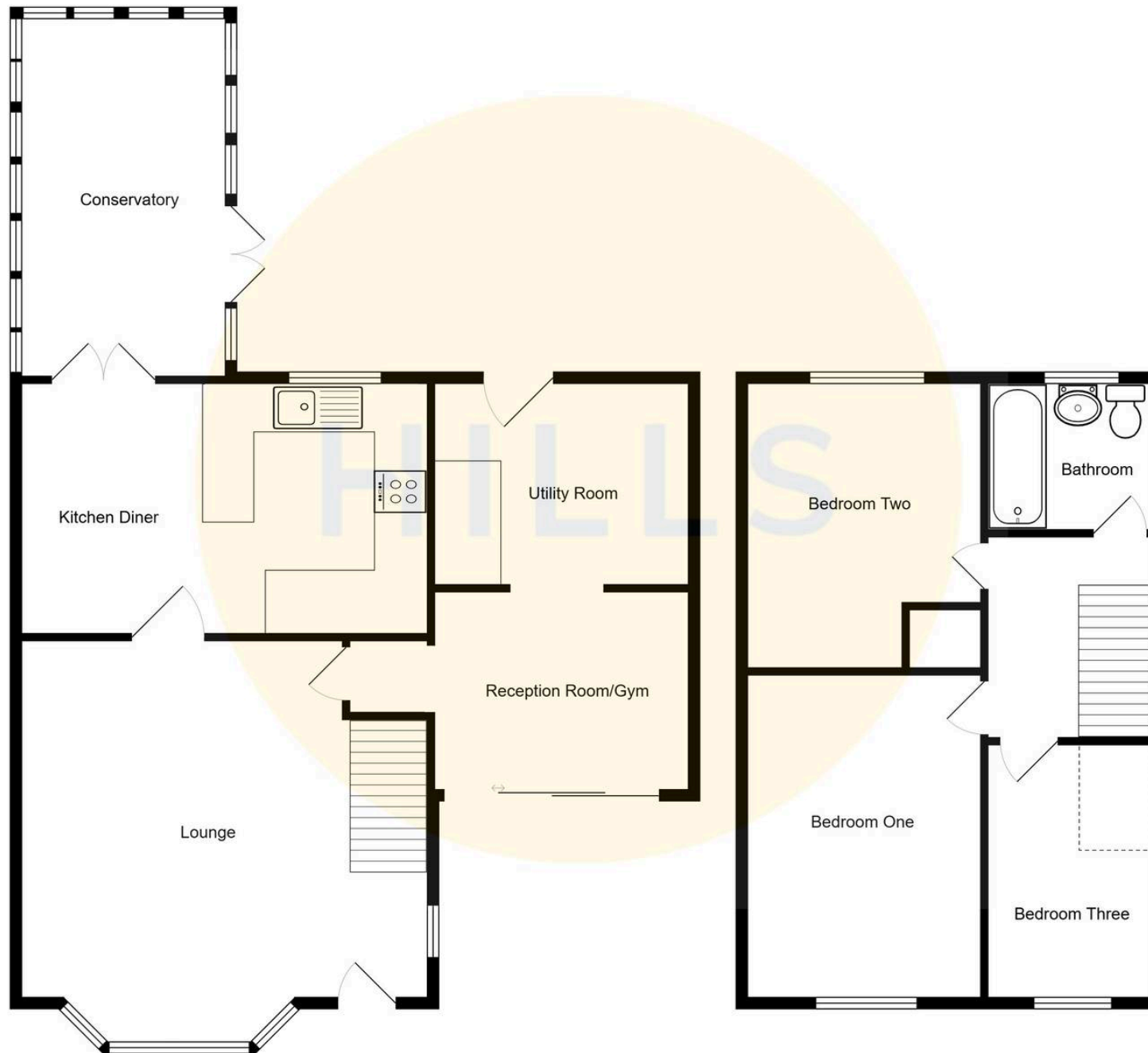






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