



63 Tyldesley Old Road

Atherton, Manchester, M46 9FF

Offers In The Region Of £315,000



Sapphire Homes are delighted to offer For Sale this extended dormer style 3 bedroom detached bungalow located within the popular Charters area of Atherton and the property occupies an enviable plot and offers fantastic potential for the purchaser. The property is of a good presentation throughout and briefly comprises of an entrance / hallway, spacious lounge / dining room with French doors leading to the rear garden and there is a separate modern fitted kitchen with dining area that has access to the side elevation. The ground floor also benefits from a family bathroom with modern three piece suite in white and there is a generous double bedroom to the front elevation. To the first floor the landing provides access to two further bedrooms with one benefitting from the potential of being split into an additional bedroom to create a fourth bedroom and there is also a shower room with three piece shower suite accessed from the landing as well as useful storage to the eaves. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing throughout and a tasteful decor. Externally to the front and side elevation there is a low maintenance garden with ample off road parking which leads to a detached garage. To the rear there is a canopy covered BBQ area, decking and patio area, established pond, well stocked borders and there is a shed providing additional garden storage. The property will likely appeal to a family and early internal viewing is recommended to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge / Diner

Kitchen / Breakfast Room

Bathroom

Bedroom 1

FIRST FLOOR

Bedroom 2

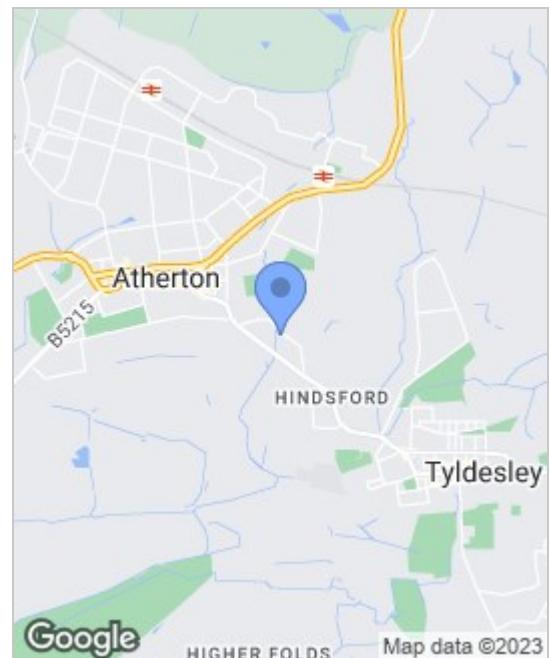
Bedroom 3

Shower Room

EXTERNAL

Rear Garden

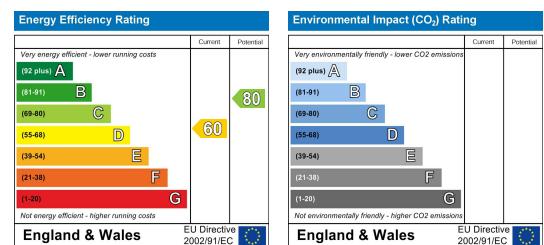
Area Map



Floor Plans



Energy Efficiency Graph



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 a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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