



36, Peel Hall Avenue, Tyldesley, Manchester, Lancashire, M29 8TA
£219,950

PROPERTY
PERSPECTIVE

The Property Perspective

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GROUND FLOOR

Entrance Hall

Stairs to first floor landing with understairs storage cupboard.

Cloak Room

Newly refitted modern two piece suite. Frosted window to front.

Lounge 14'6 x 11'6 (4.42m x 3.51m)

Attractive Oak fireplace with marble inserts. Window to rear.

Dining Room 10'9 x 8'9 (3.28m x 2.67m)

French doors to rear

Kitchen Breakfast Room 17'9 x 8'6 (5.41m x 2.59m)

Newly refitted comprehensive range of contemporary style base and eye level units incorporating integrated oven, hob, extractor hood and fridge/freezer. Windows to front and side. Door to side.

FIRST FLOOR

Bedroom 1 11'9 x 11'9 (3.58m x 3.58m)

Window to front. Range of fitted wardrobes

En Suite Shower Room

Newly refitted modern three piece suite. Frosted window to front

Bedroom 2 12'6 x 8'3 (3.81m x 2.51m)

Window to front. Range of fitted wardrobes

Bedroom 3 12'6 x 8'3 (3.81m x 2.51m)

Window to rear

Bedroom 4 11'9 x 8'3 (3.58m x 2.51m)

Window to rear

Bathroom

Newly refitted modern three piece suite. Frosted window to rear.

OUTSIDE

Front

Open plan front garden with lawn area and tarmac driveway providing off road parking and access to single garage.

Rear

The rear garden is enclosed by panelled fencing and mature shrubs and borders with professionally landscaped lawn and raised decked terrace