



HUNTERS[®]
HERE TO GET *you* THERE



Bourton Court, Tyldesley, Manchester

Offers Over £300,000



Perfectly positioned in a highly desirable area, this impressive detached home offers space, style and convenience in equal measure. Ideally located close to the Vantage bus route into Manchester and with excellent commuter links to the East Lancashire Road and motorway networks, it's a superb choice for families and professionals alike.

The property is well served by a selection of excellent local schools including Garrett Hall, St George's, Tyldesley Primary, as well as St Mary's and Fred Longworth High School, making it an ideal base for growing families.

Inside, you are welcomed by a spacious hallway leading to a bright lounge and dining area. This versatile open space has been updated with a stunning herringbone floor, modern radiators and patio doors that open out onto the garden, creating a perfect setting for family life and entertaining. The newly fitted kitchen is both stylish and practical, designed to suit modern living.

Upstairs, there are three well-proportioned bedrooms along with a contemporary family bathroom, providing comfort and functionality for the whole household.

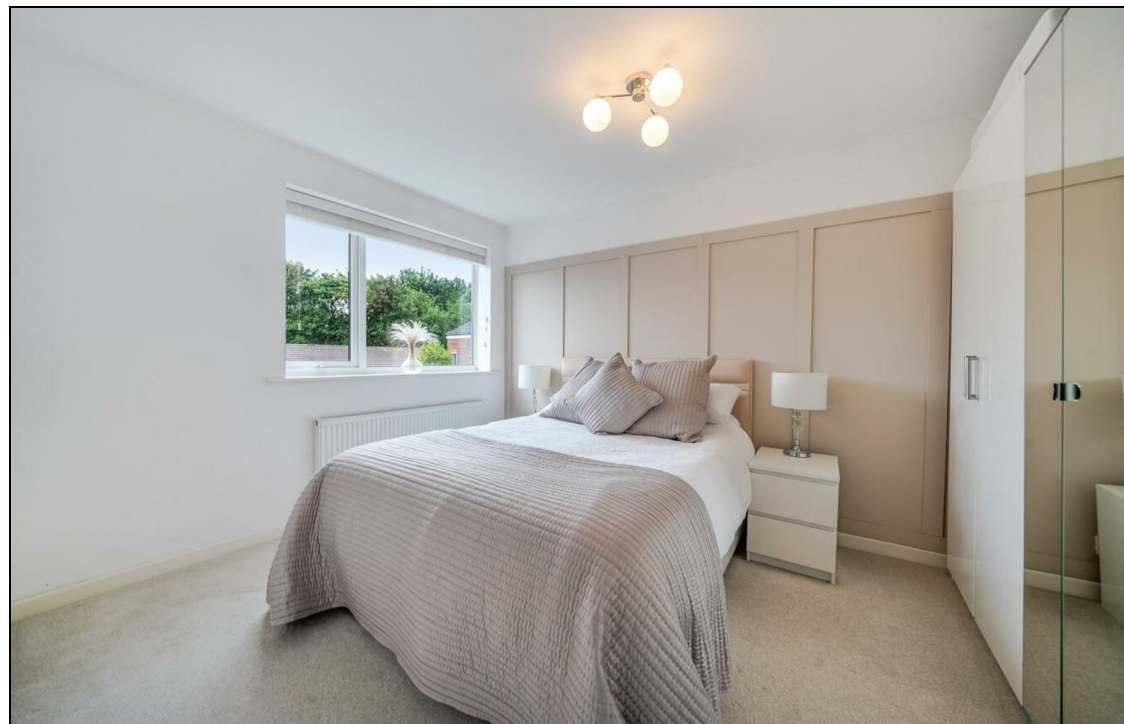
Externally, the home offers plenty of curb appeal with a large driveway providing off-road parking for several vehicles, along with an integral garage. To the rear, the private south facing garden provides an ideal outdoor retreat with space for children to play and for enjoying sunny afternoons.

This is a fantastic opportunity to secure a well-presented family home in a prime location with excellent transport links and outstanding local amenities.

KEY FEATURES

- FREEHOLD
- NEWLY REFURBISHED THROUGHOUT
 - NEW FITTED KITCHEN
 - PRIVATE REAR GARDEN
 - GARAGE
- QUIET CUL-DE-SAC LOCATION
 - OFF ROAD PARKING
 - SOUGHT AFTER ESTATE
 - CLOSE TO VI BUS ROUTE
 - CLOSE TO SCHOOLS



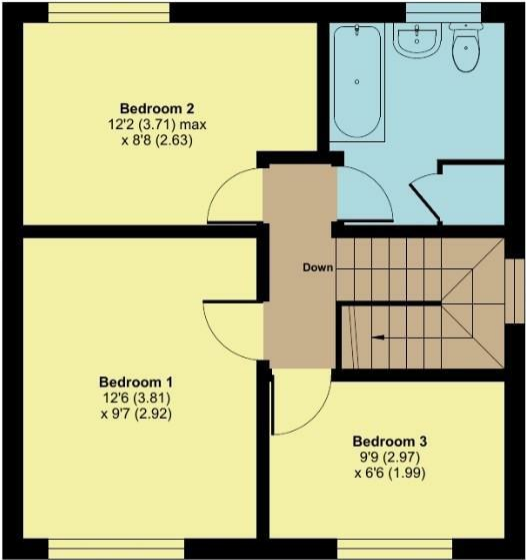
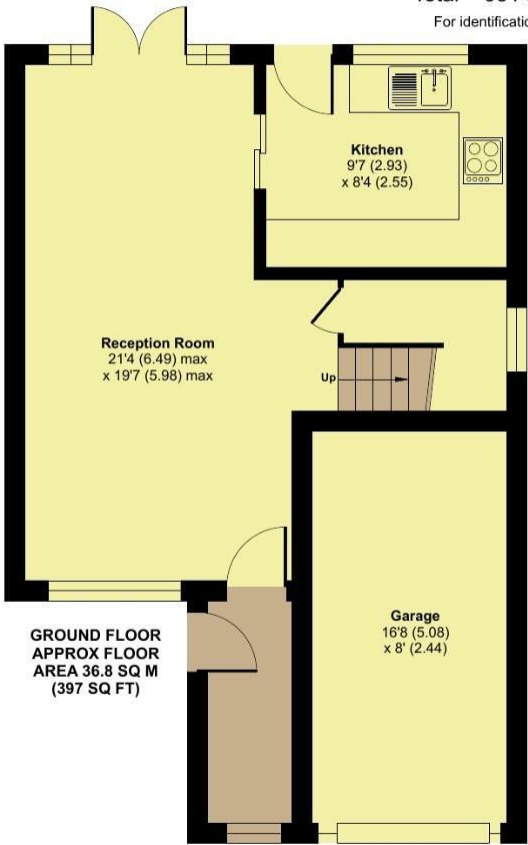




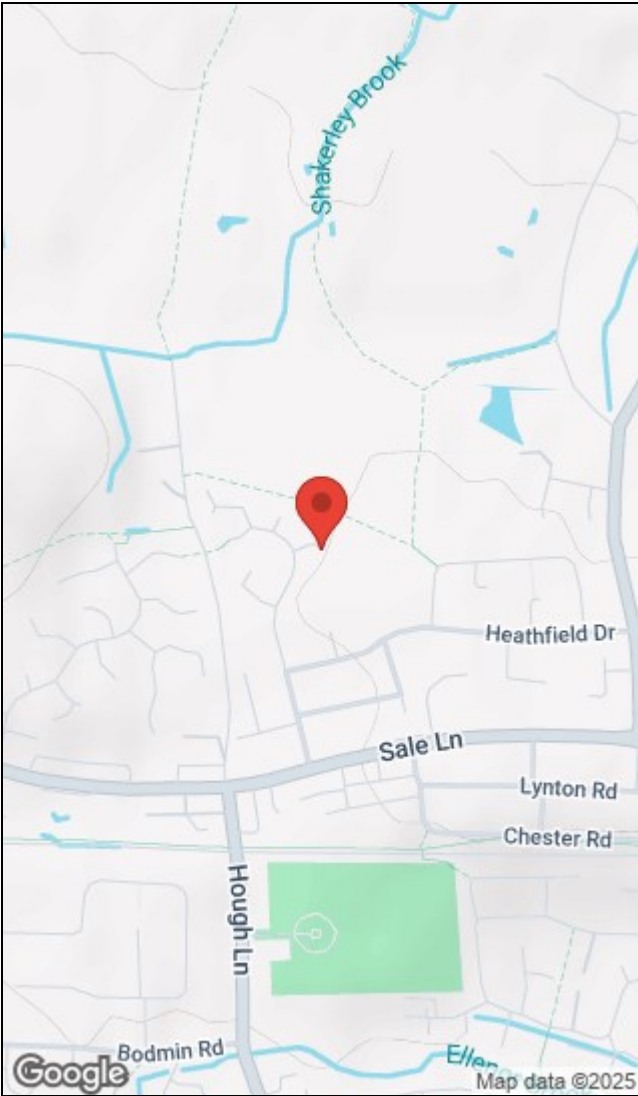


Bourton Court, Tyldesley, Manchester, M29

Approximate Area = 821 sq ft / 76.2 sq m
Garage = 130 sq ft / 12 sq m
Total = 951 sq ft / 88.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1341869



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		83			
	59				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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