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Weavers Close, Tyldesley, Wigan

£275,000



This beautifully presented freehold home is an ideal purchase for first-time buyers, young professionals or investors looking for a stylish, low-maintenance property in the highly sought-after Mosley Common area. Immaculately maintained throughout, the property is ready to move straight into and occupies an attractive position on a private road with a double driveway providing off-road parking.

Step inside to a welcoming entrance hallway with a convenient guest W.C., leading through to a bright and spacious living room finished in contemporary neutral décor. To the rear, the modern kitchen/dining room offers the perfect space for everyday living and entertaining, with ample storage and workspace, while French doors open onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor feel.

Upstairs, the property offers two generous bedrooms, including a spacious principal bedroom, together with a stylish three-piece family bathroom finished to a high standard. The neutral décor and abundance of natural light throughout create a bright, airy and inviting atmosphere.

Outside, the rear garden has been thoughtfully landscaped to provide a fantastic low-maintenance outdoor space, complete with contemporary porcelain paving and plenty of room for relaxing or entertaining family and friends.

Perfectly positioned in one of Worsley's most desirable locations, Weavers Close enjoys excellent transport links, with the Guided Busway providing direct access into Manchester City Centre. Parr Bridge Retail Park is just a short distance away, offering a range of shops, cafés and everyday amenities, while highly regarded schools, scenic walks around Mosley Common, and excellent access to the A580 East Lancashire Road and M60 motorway network make this an ideal location for both families and commuters.

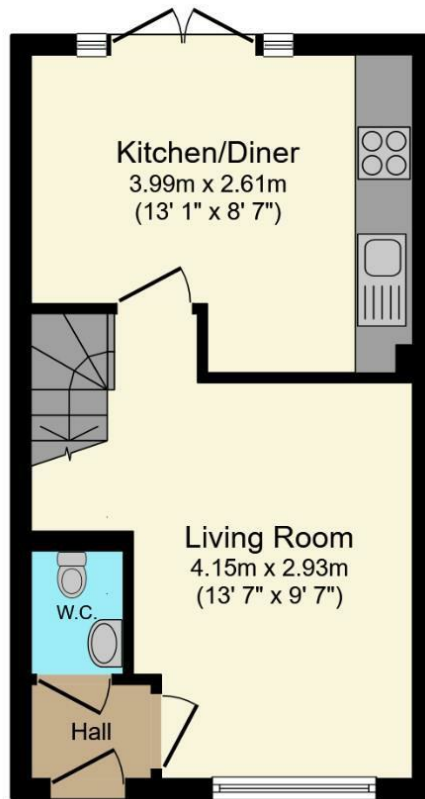
KEY FEATURES

- PERFECT FOR FIRST TIME BUYERS
 - PRIVATE REAR GARDEN
 - CUL-DE-SAC LOCATION
 - MOVE IN READY
 - FREEHOLD
 - OFF ROAD PARKING

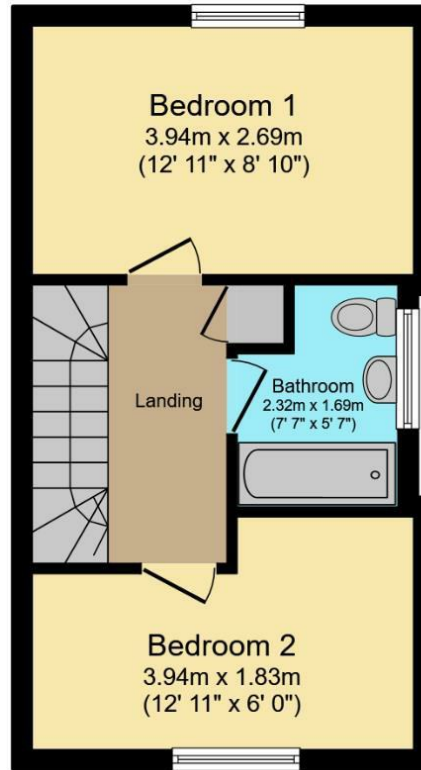








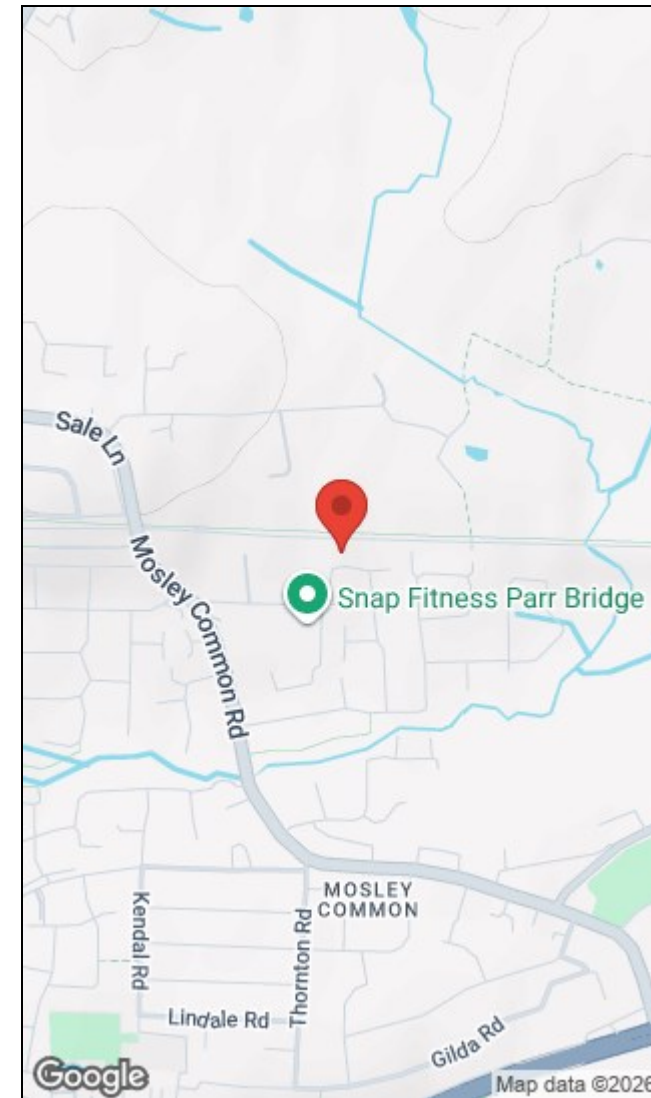
Ground Floor



First Floor

Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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

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