



Turnberry Close, Astley, Tyldesley, Manchester

- Council Tax - D
- Extended To The Side/Rear
- Cul-De-Sac Location
- Leasehold 999 Years
- Two En-Suite Bedrooms
- Walking Distance From Bus Route

Offers In The Region Of £425,000

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Turnberry Close, Astley, Tyldesley, Manchester

DESCRIPTION

Hunters Worsley are delighted to market this four bedroom executive detached home in the desirable area of Astley! The property is extremely well presented and would suit a family looking for their forever home.

Internally, the property comprises of a welcoming entrance hallway, downstairs W.C, to the front aspect is the spacious living room and to the rear is an open plan kitchen & dining room both with double doors leading to the rear garden, and also access to the utility room and garage to the side aspect. To the first floor, the master bedroom is to the side aspect and runs the full length of the property benefiting from fitted furniture, a dressing room and a three piece en-suite shower room. There are two further double bedrooms, one with another en-suite. There is also a office/single bedroom to the front aspect, and a three piece main family bathroom.

Externally, to the front aspect there is a huge driveway for off road parking and side access to the rear garden. To the rear aspect is well landscaped south facing garden with patio seating areas and lawn areas, enclosed by fencing.

Location wise, Astley is a very desirable area with 'good' and 'outstanding' schools nearby. There are local amenities including the Astley Point development, and country walks including Whitehead Hall Meadow and the Bridgewater Canal. Public Transport is also very good with bus links to the Trafford Centre, Manchester City Centre from the A580 or the Guided Bus Route.





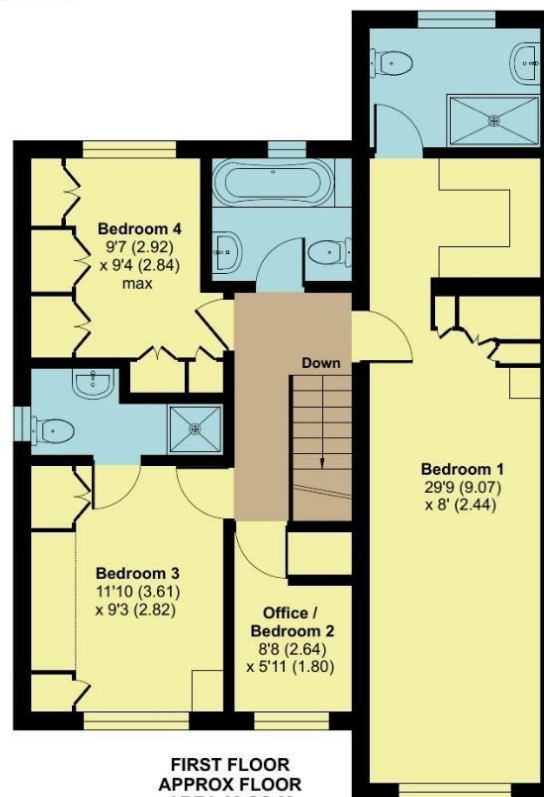
Turnberry Close, Astley, Tyldesley, Manchester

Approximate Area = 1486 sq ft / 138 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 57 SQ M
(617 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 68 SQ M
(731 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 900942

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL

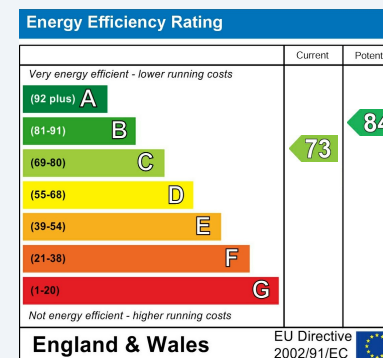
Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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