



24 Sycamore Avenue, Tyldesley
£310,000

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24 Sycamore Avenue

Tyldesley, Manchester

Offered with no onward chain, this spacious and versatile four bedroom semi detached family home, offers well proportioned accommodation throughout.

The property welcomes you via an inviting entrance hallway, leading to a bright and comfortable sitting room, a separate dining room, and a well-appointed kitchen/diner fitted with a range of wall and base units. Double doors from the kitchen open directly onto the rear garden, creating an ideal space for both everyday family living and entertaining. A second reception room, which could also be utilised as a fourth bedroom, completes the ground floor accommodation.

To the first floor, the property offers three generously sized bedrooms together with a family bathroom, providing ample space for growing families.

Externally, the property benefits from a driveway to the front providing off-road parking for multiple vehicles. To the rear, a private enclosed garden with a patio seating area and lawn offers a pleasant outdoor space to enjoy.

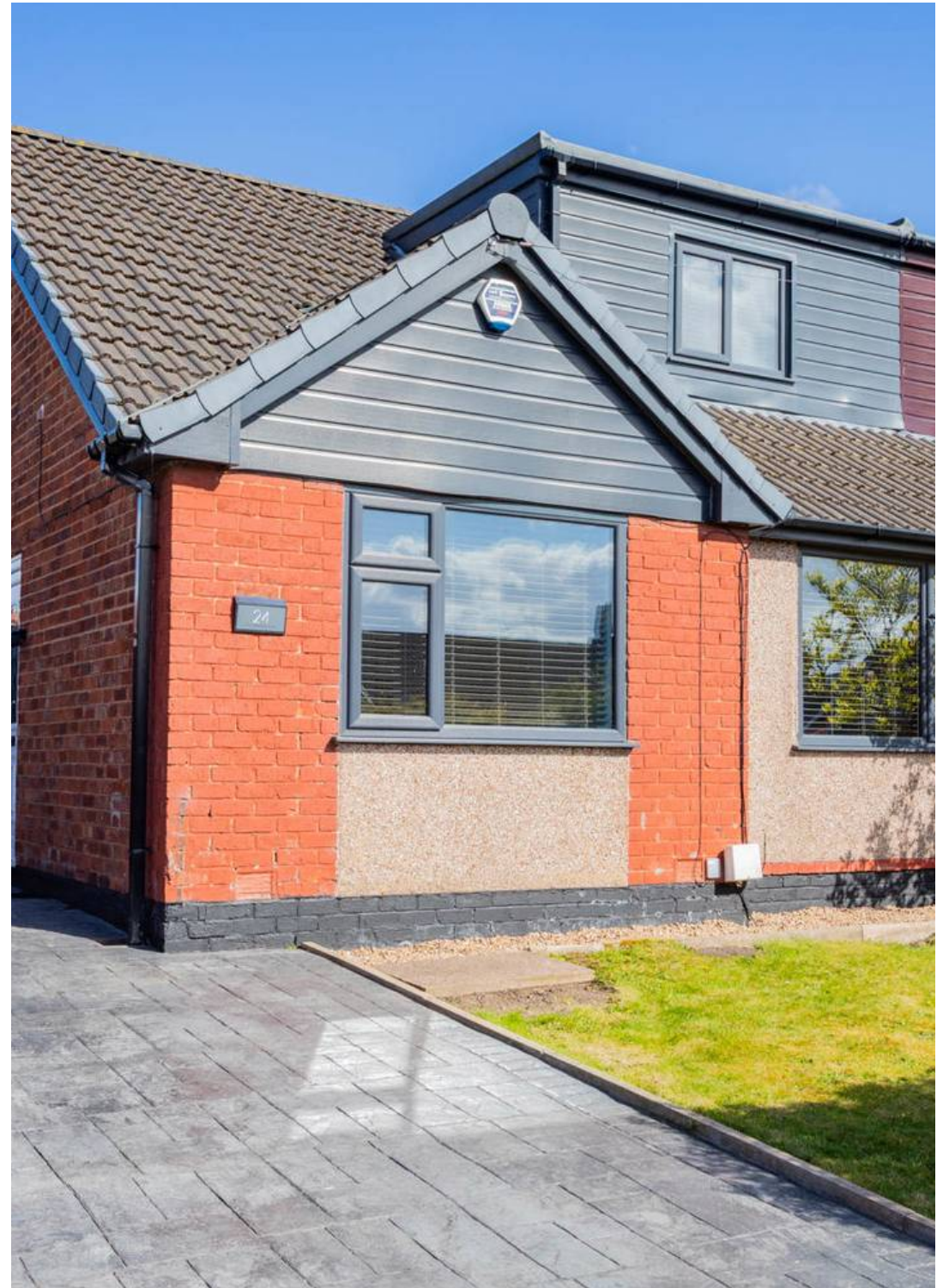
This attractive home combines flexible living space with excellent outdoor areas, making it an ideal choice for families seeking a property in a convenient and popular location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

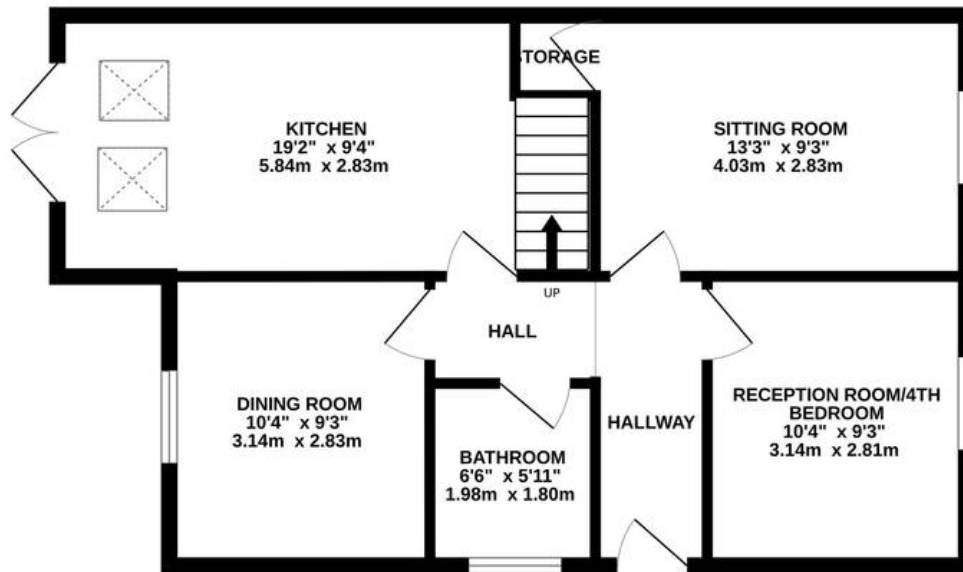




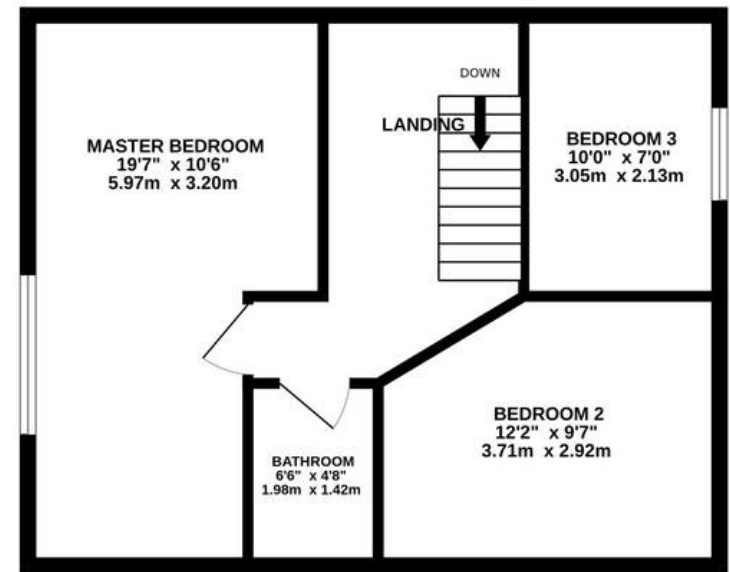




GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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