



23 Lee Fold, Tyldesley

Guide Price £700,000

Miller Metcalfe
Every step of the way

23 Lee Fold

Tyldesley, Manchester

Occupying an enviable head-of-cul-de-sac position this exceptional four bedroom detached family home within one of Astley's most sought after residential locations. Properties of this calibre and quality rarely become available to the open market, making this an exciting opportunity for the discerning buyer.

From the moment you step inside, it is clear that this is a home that has been thoughtfully designed and beautifully presented throughout. The welcoming entrance hallway provides access to the principal ground floor accommodation, including a cosy and beautifully appointed sitting room, a dedicated home office and a useful downstairs W/C.

However, it is undoubtedly the **truly exceptional open-plan kitchen, dining and family room** that forms the heart of this impressive residence. Designed with modern family living firmly in mind, the kitchen has been finished to an excellent standard, with an extensive range of wall and base units complemented by a substantial central island. Beyond the kitchen is a dedicated formal dining area and a generous family living space, creating a versatile environment that is equally suited to everyday family life and entertaining.

The sense of space and natural light is exceptional, with Velux windows overhead and a full width set of bi-folding doors opening directly onto the beautifully landscaped rear garden. Underfloor heating further enhances this outstanding room, creating a warm and inviting space that is undoubtedly one of the property's defining features.

To the first floor are **four well proportioned bedrooms**, providing excellent accommodation for a growing family. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom.

Externally, Lee Fold continues to impress. Occupying an enviable position at the head of the cul-de-sac, the property is approached via a **sweeping driveway providing parking for multiple vehicles**, leading to the integral garage, which is currently utilised as a private gym and offers excellent versatility for the new owner.

To the rear, the beautifully landscaped garden provides the perfect extension of the home's living accommodation. Featuring areas of porcelain paving, decking and a dedicated fire-pit area, the garden has been thoughtfully designed for both relaxation and entertaining. A hot tub positioned beneath a stylish pergola creates a wonderful private retreat, while the overall setting provides a fantastic outdoor environment for

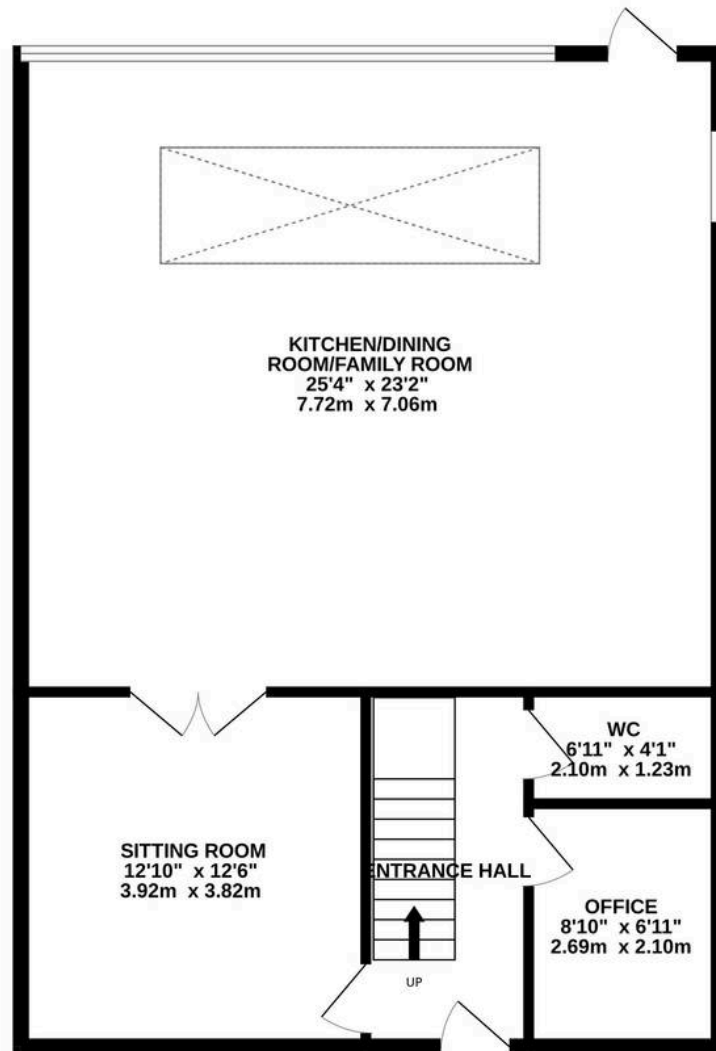




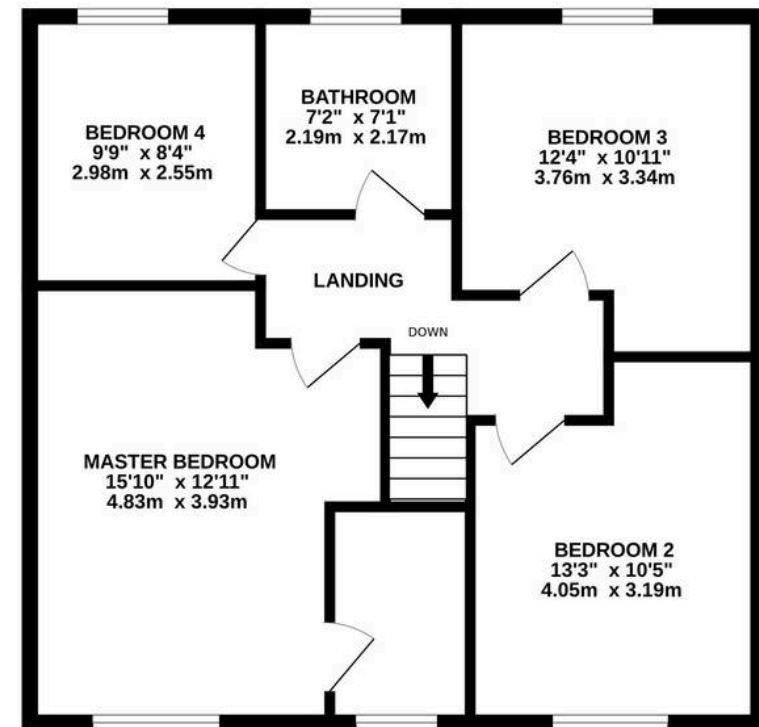




GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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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