



**5 Parr Brook Gardens, Tyldesley**  
**£425,000**

# 5 Parr Brook Gardens

Tyldesley, Manchester

Millbrooke are delighted to offer for sale this executive four bedrooomed detached property located on the prestigious Bridgewater View development.

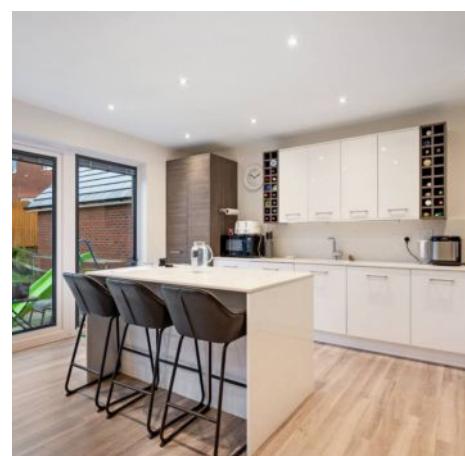
Council Tax band: E

Tenure: Leasehold

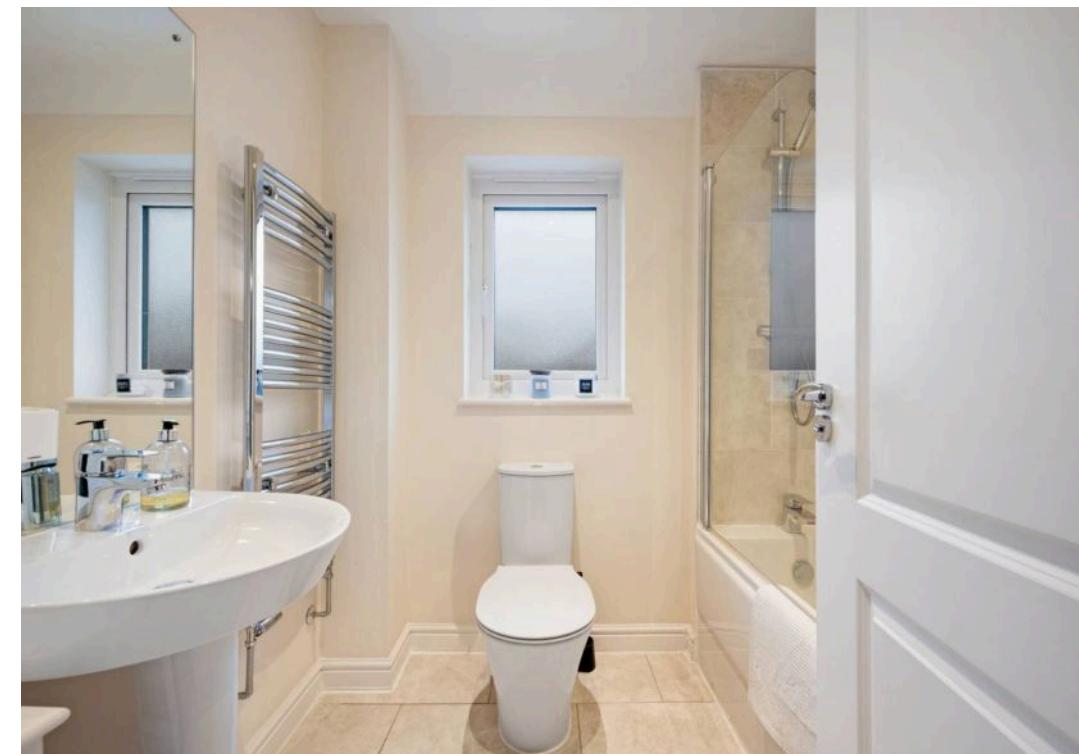
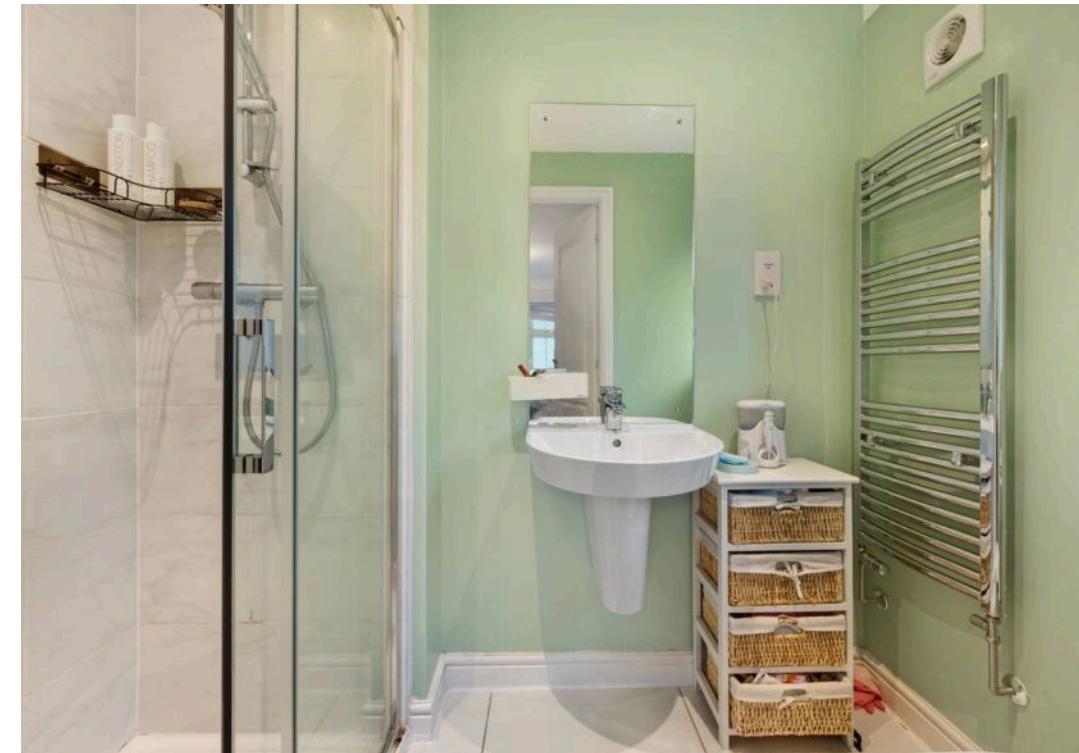
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Property
- Highly Desirable Location
- Many Local Amenities
- Four Bedrooms
- Two Bathrooms
- Beautifully Presented
- Garage and Driveway
- Cul-De-Sac Location
- Private Rear Garden



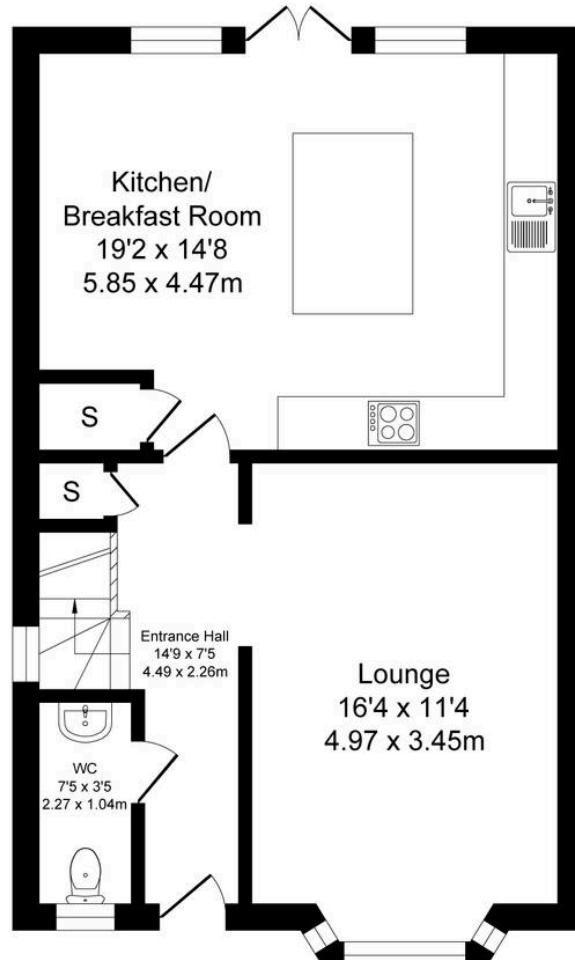




# Parr Brook Gardens, Tyldesley

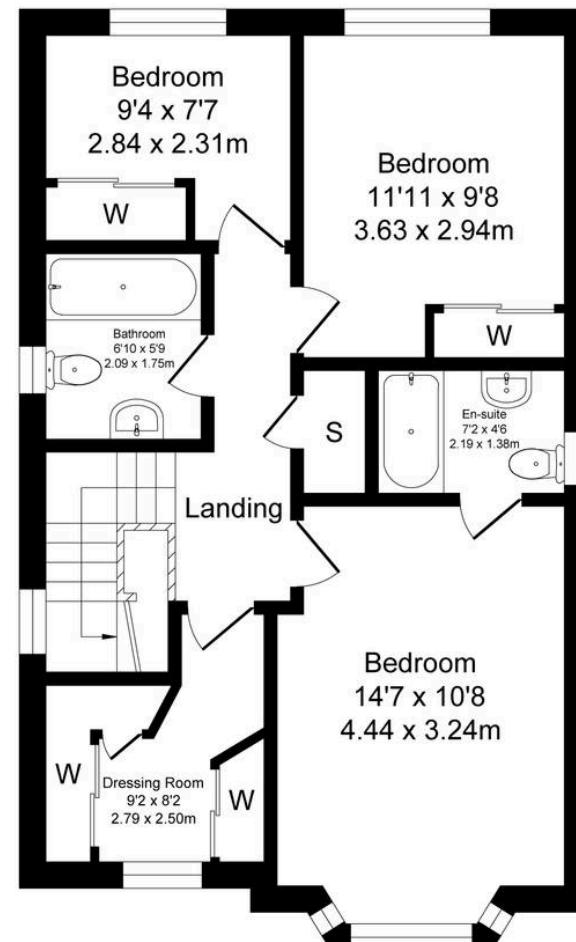
## Total Approx. Floor Area 1215 Sq.ft. (112.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



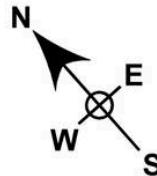
Ground Floor

Approx. Floor  
Area 611 Sq.Ft  
(56.8 Sq.M.)



First Floor

Approx. Floor  
Area 604 Sq.Ft  
(56.1 Sq.M.)





## Millbrooke Estate Agents

271 Mosley Common Road, Worsley, Manchester - M28 1BZ

0161 790 5154 • [hello@millbrooke.co](mailto:hello@millbrooke.co) • [millbrooke.co](http://millbrooke.co)

