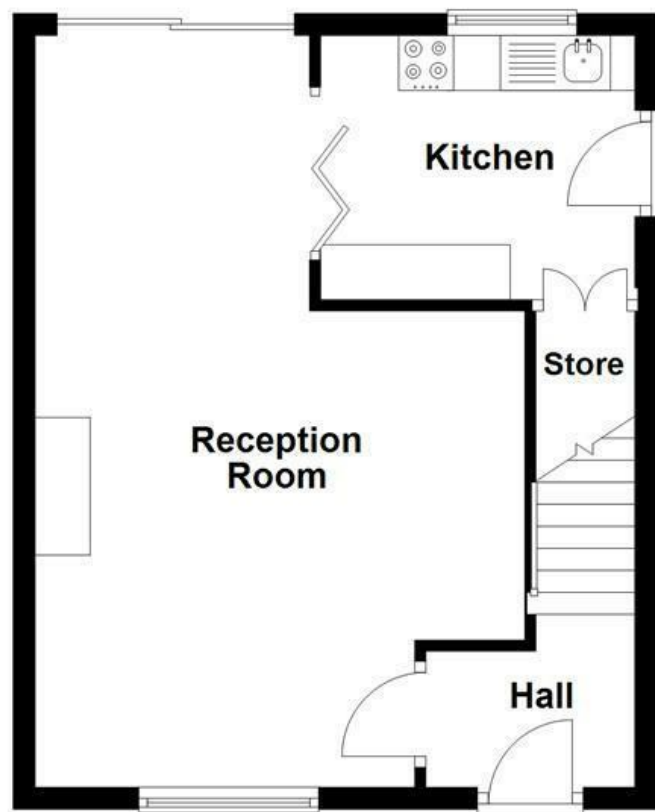
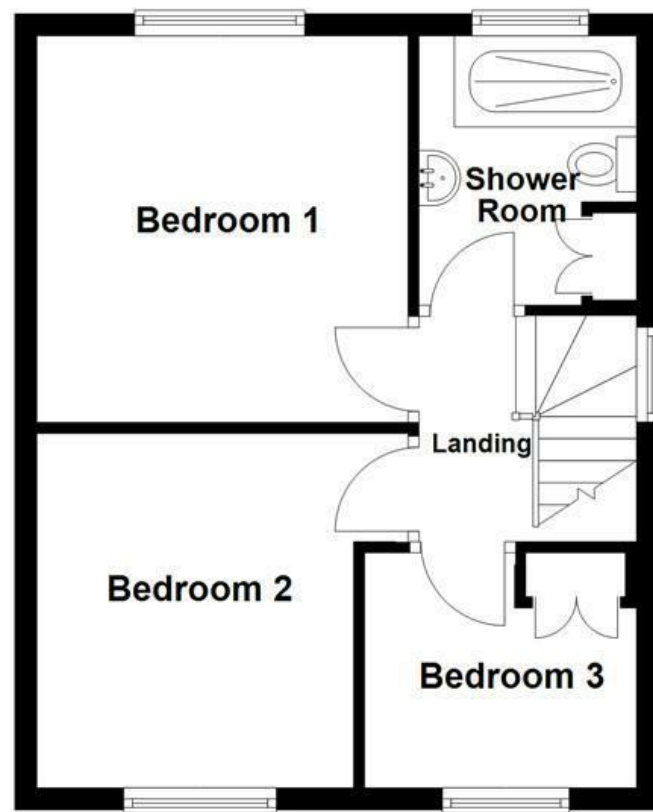


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		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			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Humber Road, Tyldesley, M29 7HL

### £230,000

AN ENVIABLE SEMI DETACHED FAMILY HOME

Having been presented and maintained beautifully throughout with enviable gardens, detached garage and off road parking, this enviable three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Astley. With spacious rooms, open plan living space and bursting with potential, this property, once updated, would make the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Leigh and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room and houses a staircase to the first floor. The reception room leads on to a fitted kitchen. The first floor comprises of doors on to three generously sized bedrooms and a modern shower room. Externally there is an enclosed garden to the rear with laid to lawn, paving and bedding areas. To the front there is a laid to lawn garden with paving bedding, off road parking and access on to the detached garage.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

# Humber Road, Tyldesley, M29 7HL

£230,000



- Immaculate Semi Detached Property
- Bursting with Potential
- Off Road Parking And Garage
- EPC Rating TBC
- Three Bedrooms
- Perfect Family Home
- Tenure Leasehold
- Fitted Kitchen
- Gardens to Front and Rear
- Council Tax Band B

## Ground Floor

### Entrance Hall

6'3 x 4'5 (1.91m x 1.35m)

UPVC front door, central heating radiator, wood effect laminate flooring, door to reception room and stairs to first floor.

### Reception Room

22'5 x 14'7 (6.83m x 4.45m)

UPVC double glazed window, two central heating radiators, coving, gas fire with marble hearth and surround, television point, understairs storage, part wood effect laminate flooring, bi-folding door to kitchen and UPVC double glazed sliding door to rear.

### Kitchen

9'4 x 7'11 (2.84m x 2.41m)

UPVC double glazed window, range of high gloss wall and base units with wood effect worktops, tiled splashback, stainless steel sink and drainer with mixer tap, space for oven and fridge freezer, plumbing for washing machine, understairs storage, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'9 x 6'4 (2.06m x 1.93m )

UPVC double glazed window, loft access, doors to three bedrooms and shower room.

### Bedroom One

11'6 x 11'1 (3.51m x 3.38m )

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

11'1 x 10'6 (3.38m x 3.20m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'1 x 6'11 (2.46m x 2.11m)

UPVC double glazed window, central heating radiator and over stairs storage.

### Shower Room

8'0 x 6'4 (2.44m x 1.93m)

UPVC double glazed frosted window, central heating radiator, double direct feed shower enclosed, pedestal wash basin with traditional taps, low base WC, tiled elevations, PVC panel elevations, integrated linen cupboard and wood effect lino flooring.

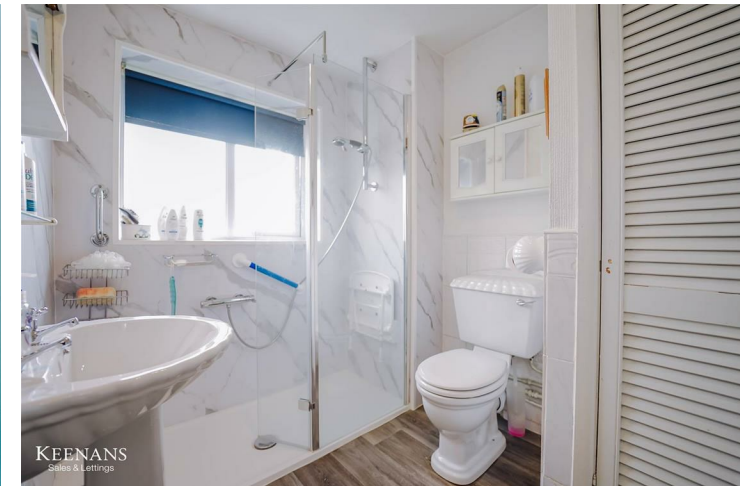
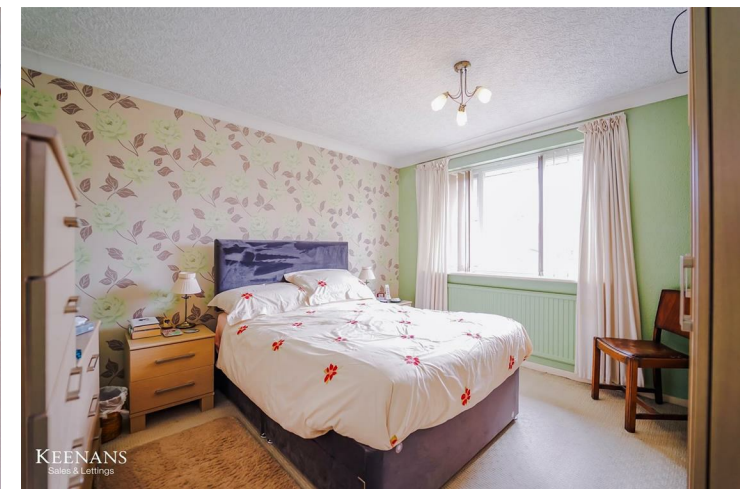
## External

### Rear

Laid to lawn garden with paving, bedding areas and access to garage.

### Front

Laid to lawn garden with paving, bedding areas, off road parking and access to garage.



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