



# Higham Estate Agents



## 7 Crawford Avenue

Tyldesley, Manchester, M29 8ET

**£185,000**

HIGHAM ESTATE AGENTS are delighted to offer for sale this two bedroom, garden fronted terrace property in Tyldesley. Boating ample living accommodation including lounge, kitchen diner, conservatory, two good size bedrooms and additional loft room! Located within a short distance to Tyldesley town centre, amenities and local shops the property is also within easy access to the A580 and the Vantage bus route making this the ideal home for a variety of buyers.

In brief the property consists a spacious lounge to the front with full bay window, door leading through to an internal hall housing the stairs to the upper floor and door leading through to the kitchen. The spacious kitchen diner consists a range of modern wall and base units with space for free standing appliances, under stairs storage, a good size dining area and door leading through to the conservatory with patio doors leading to the rear yard. To the first floor you will find a large master bedroom with fully fitted wardrobes, a double size second bedroom and four piece family bathroom with walk in shower and Jacuzzi bath. The first floor landing space also provides a large storage cupboard and fixed staircase leading to the loft room, currently used as an additional bedroom this versatile space benefits eaves storage cupboards and skylight window. Externally to the rear the property benefits a good size, low maintenance yard.

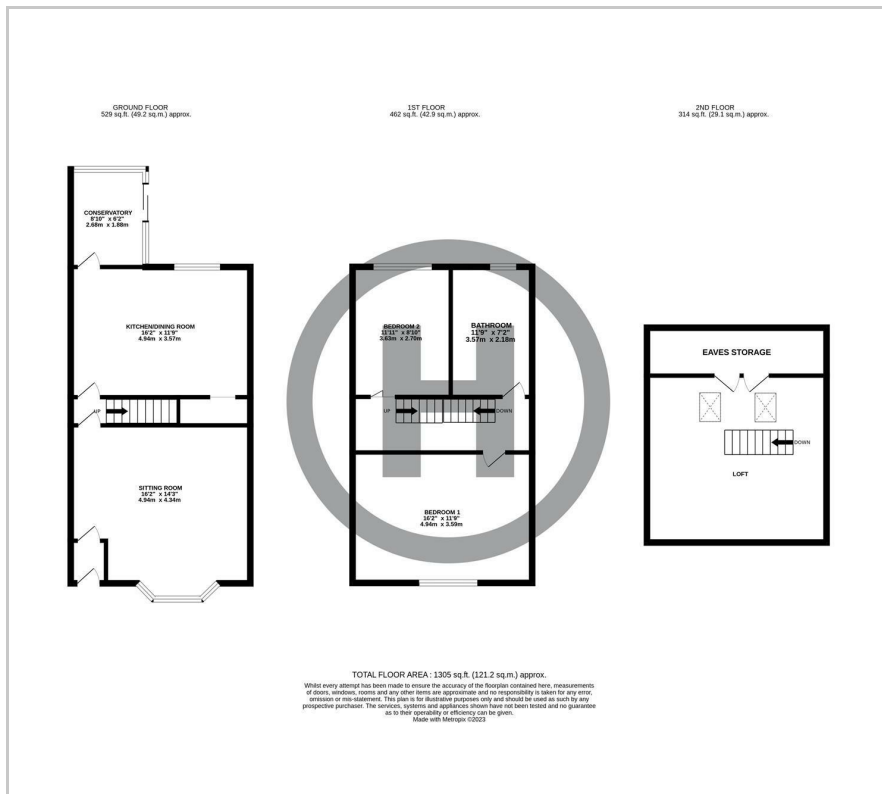
- Two Bedroom Garden Fronted Terrace
- Loft Room for Storage
- Conservatory to Rear
- Easy Access to Transport Links
- Freehold
- Council Tax Band A

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



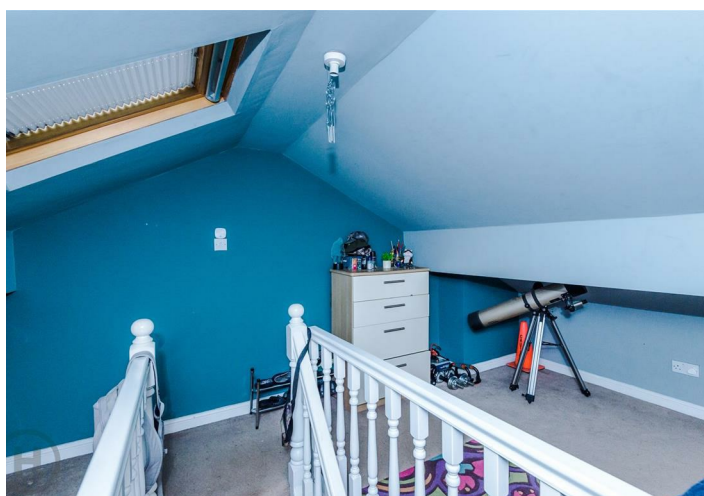
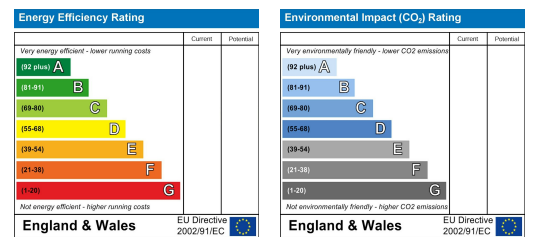
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.