



Higham Estate Agents



38 Wareing Street

Tyldesley, Manchester, M29 8HS

£550,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this unique, four bedroom detached family home. Offering incredible living accommodation including an attached annex, three reception rooms, master suite with dressing room, ensuite and rear facing balcony this idyllic family home is tucked away to the rear of Wareing Street, located in the heart of Tyldesley, over looking the guided bus route and within a short walking distance to the towns amenities, schools and shops.

The downstairs space comprises a welcoming entrance hallway with stairs leading to the upper floor and access to the, study, downstairs W.C, under stairs storage, full length lounge with patio doors over looking the rear garden, a spacious kitchen breakfast room with separate utility room and a well proportioned dining room sitting to the rear of the property. The dining room also provides access into the annex space with a lounge, shower room and kitchen. To the first floor you will find four double bedrooms, one of which is a large bedroom with balcony over looking the rear garden, dressing room and large ensuite shower room, a further four piece family bathroom with shower cubicle and free standing bath also sits to the first floor. Externally to the side a large patio area accessed through electric gates provides off road parking for numerous vehicles leading to the detached garage and stunning, tree lined lawned garden with covered patio areas, over all a perfect space for family fun and entertaining.

In addition this freehold property benefits UPVC windows and is warmed by gas central heating.

- Four Bedroom Detached
- Attached Annex with lounge, kitchen and shower room
- Full Length Sitting Room with Patio Doors
- Large Gated Driveway
- Master Suite with Balcony
- On the Guided Bus Route
- Freehold
- Council Tax Band F

Viewing

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



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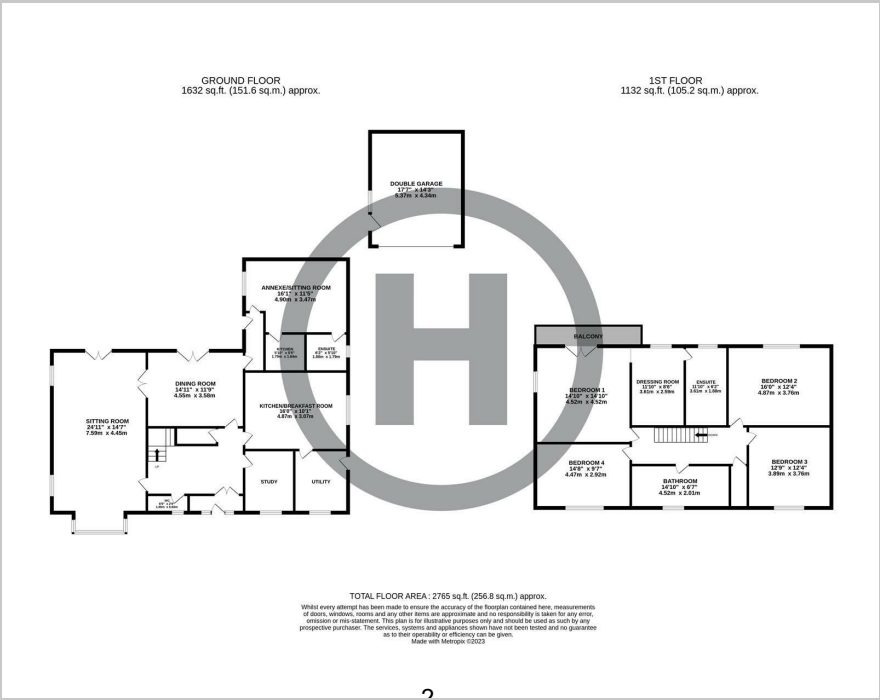
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Floor Plan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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