



# Higham Estate Agents



## 29 Footman Close

Tyldesley, Manchester, M29 7SR

**£475,000**

HIGHAM ESTATE AGENTS are privileged to present this stunning five bedroom detached family home located in one of Astley's most sought after areas. As well as being situated on a substantial plot with large driveway, this home offers ample living accommodation throughout with sitting room, kitchen/diner, family room and FIVE BEDROOMS. Stepping outside gives this property the total wow factor, to the rear you will find fabulous garden with a high degree of privacy and brick built BBQ! The property is well located for a range of amenities including shops, outstanding schools and a selection of public houses and eateries. The property also sits within a close proximity to the A580 and the vantage bus route which offers a wide range of commuting possibilities.

In more detail, the accommodation comprises entrance hallway, housing the stairs to the upper floor, under stairs storage, downstairs W.C, study room and a door leading through to the stunning kitchen dining room. The large kitchen consists a range of modern wall and base units providing ample storage and integral appliances, dining area with patio doors leading to the garden, separate utility room with door leading through to the handy second reception room. The spacious lounge with feature media wall with panoramic fire and front facing window is also accessed from the hallway. To the first floor, a large master bedroom located to the front of the property with fitted wardrobes and modern en-suite shower room. Two further double bedrooms with fitted wardrobes, a single bedroom, further single room used as a dressing room and modern three piece family bathroom. Externally to the front a good size driveway for multi vehicle parking. The private rear garden is perfect for entertaining with covered outdoor entertaining space comprising of half brick built walls, BBQ and real log burning chimney, York stone patio, artificial Lawn area and further pergola and decked area to the side.

- Five Bedroom Detached
- Large Driveway to Front
- Two Reception Rooms
- Stunning Kitchen Diner
- Modern Throughout
- Sought After Astley Location
- Freehold
- Council Tax Band D

### 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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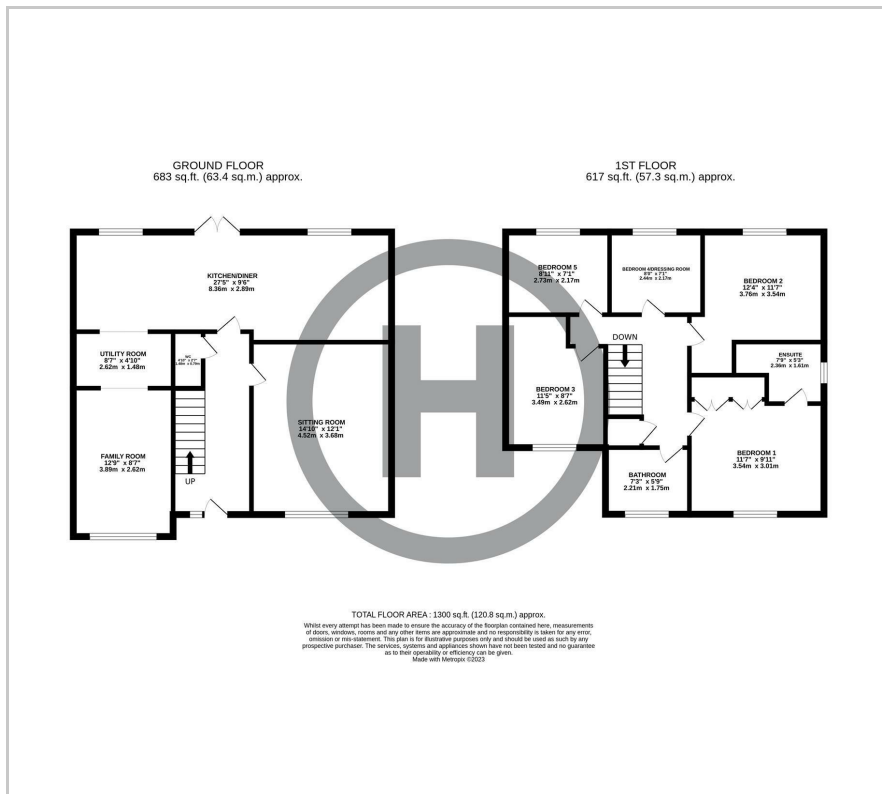


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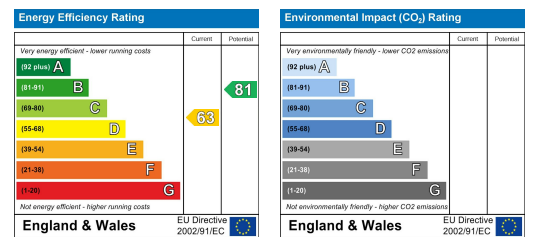
# Floor Plan



# Area Map



# Energy Efficiency Graph



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