



# Higham Estate Agents



## 166 Manchester Road

Tyldesley, Manchester, M29 8YT

**Offers over £280,000**

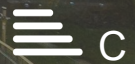
HIGHAM ESTATE AGENTS are delighted to present to the market this deceptively spacious semi detached family home offered with no onward chain. With fabulous views from it's elevated Tyldesley position, the conveniently positioned property offers two generous reception rooms, large breakfast/kitchen room, extremely rare three double bedrooms over three floors and an en-suite wet room. Together with off road parking via a driveway, an integrated garage and a larger than average garden, internal inspection is highly recommended to appreciate the space this property has to offer!

In brief the property consists of a welcoming entrance with stairs rising to the first floor, hallway leading to the kitchen and internal doors leading to the sitting room and separate dining room. The spacious sitting room sits at the front of the property and boasts a front facing bay window creating a light and airy space. The separate dining room is a versatile space that could be used as a second lounge, sits to the rear of the property and benefits patio doors leading out into the garden. Entering the kitchen you will find a range of modern wall and base units together with complimentary work surfaces, breakfast bar, splash backs and space for free standing appliances. A further door provides access into an internal hall with access into the garage. To the first floor you will find a spacious landing (previously a fourth bedroom) that would make an ideal work from home space; access to two large double bedrooms, one with an abundance of fully fitted furniture and a modern four piece bathroom consisting of a corner bath, sink, walk in shower cubicle, a further W.C room. A further staircase rises to the second floor, where you will find a spacious master suite with stunning ensuite wet room and eaves storage, please note this space currently awaits building regulation sign off.

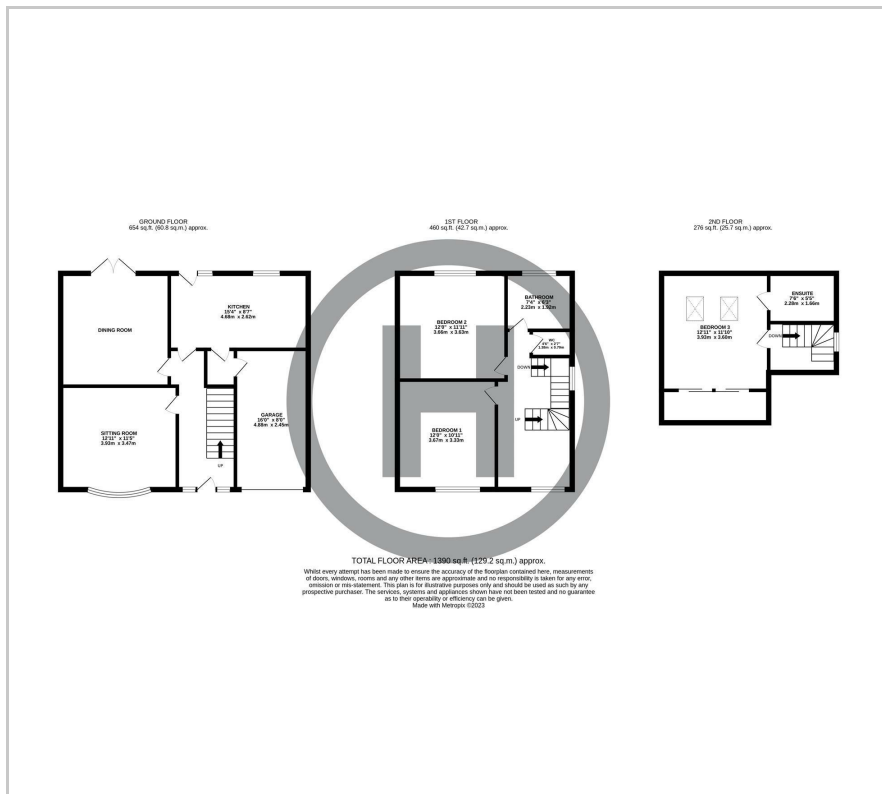
- Two Reception Rooms
- Two Double Bedrooms
- Third Floor Loft Room with Ensuite
- Stunning Rear Views
- No Onward Chain
- Freehold
- Council Tax Band C

### Viewing

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



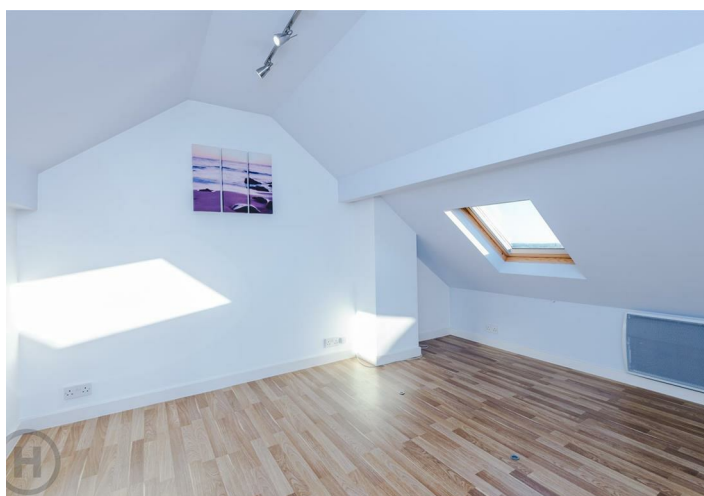
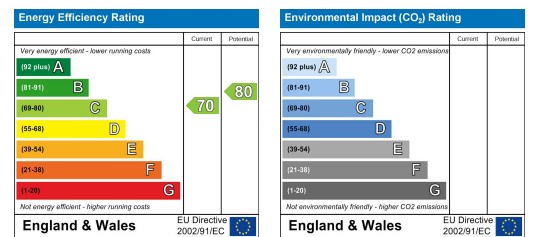
# Floor Plan



# Area Map



# Energy Efficiency Graph



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