



Higham Estate Agents



17 Porterfield Drive

Tyldesley, Manchester, M29 8RJ

Offers over £325,000

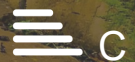
HIGHAM ESTATE AGENTS are delighted to offer for sale this spacious three bedroom detached home located in a popular residential area. Boasting three reception rooms, three bedrooms and three bathrooms, the property also sits within the catchment area for outstanding schools and on the door step of the ever popular Vantage Bus Route to Manchester and Leigh making this an overall great family home.

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 downstairs W.C, sitting room and separate dining room. The spacious sitting room sits to the left of the property and boasts a front facing window and patio doors leading through into the conservatory with further patio doors to the rear garden. The separate dining room is also accessed from the hallway and is a versatile space that could be used as a second lounge. 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. Rising to the first floor you will find a spacious master bedroom with fully fitted wardrobes and modern three piece ensuite, double size second bedroom again with fully fitted wardrobes, a single yet good size third bedroom and a modern three piece family bathroom with Jacuzzi bath. Externally to the rear a landscaped rear garden with artificial lawn and patio area with decorative shrubs and borders. To the front a good size sweeping driveway leading to the detached single garage.

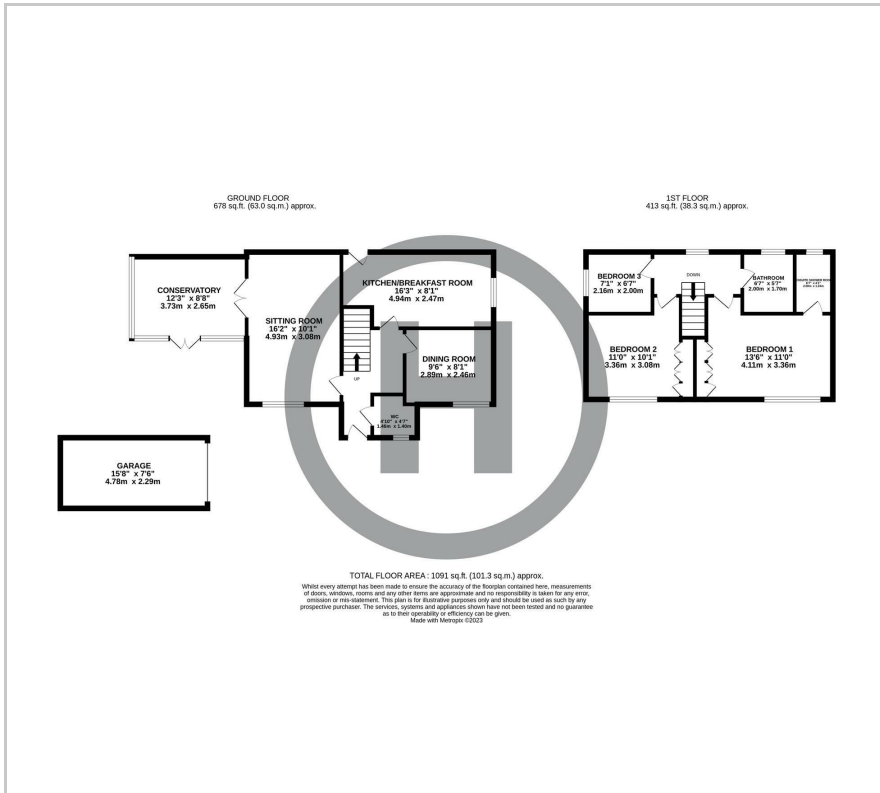
- Three Reception Rooms
- Two Double Bedrooms with Fitted Wardrobes
- Good Size Third Bedroom
- Downstairs W.C, Ensuite & Family Bathroom
- Driveway with Detached Garage
- Stunning Rear Garden
- Leasehold 999 Years £155 PA
- Council Tax Band C

Viewing

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



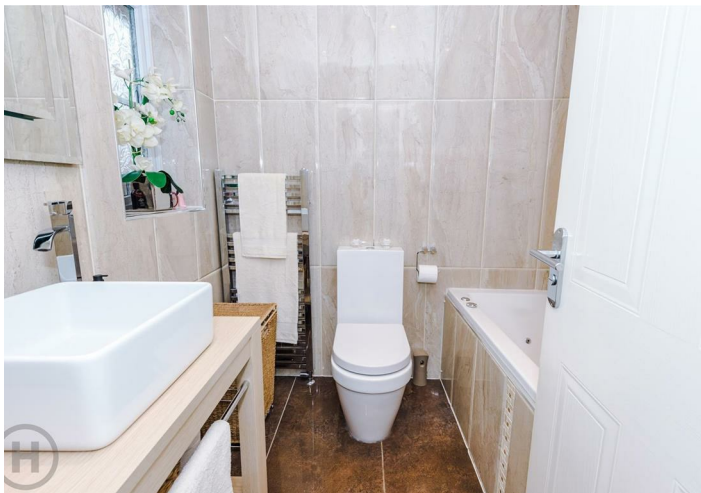
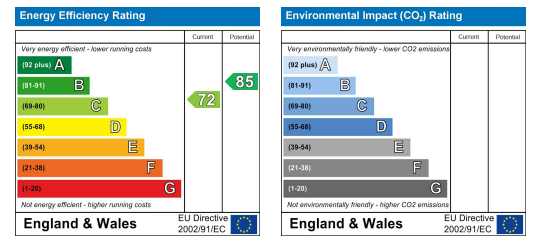
Floor Plan



Area Map



Energy Efficiency Graph



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