



# Higham Estate Agents



## 17 Porterfield Drive

Tyldesley, Manchester, M29 8RJ

**Offers over £315,000**

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.

Additionally, the property is leasehold with a 999-year lease starting from 2003 and requires an annual ground rent payment of £155. Moreover, the property features UPVC double glazing, is heated by gas central heating, and is connected to all mains services.

- 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.



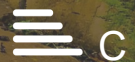
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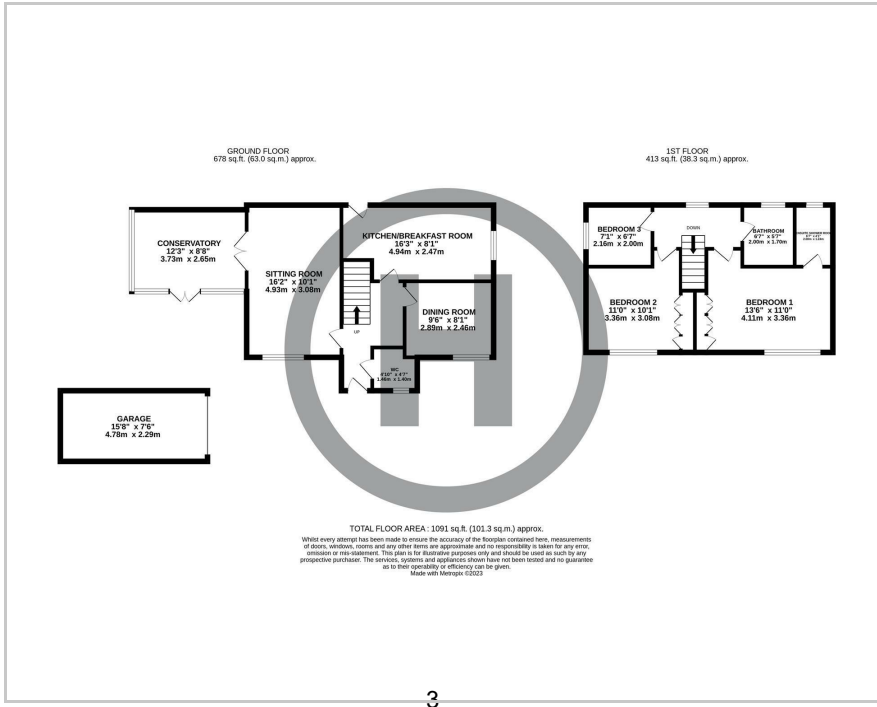


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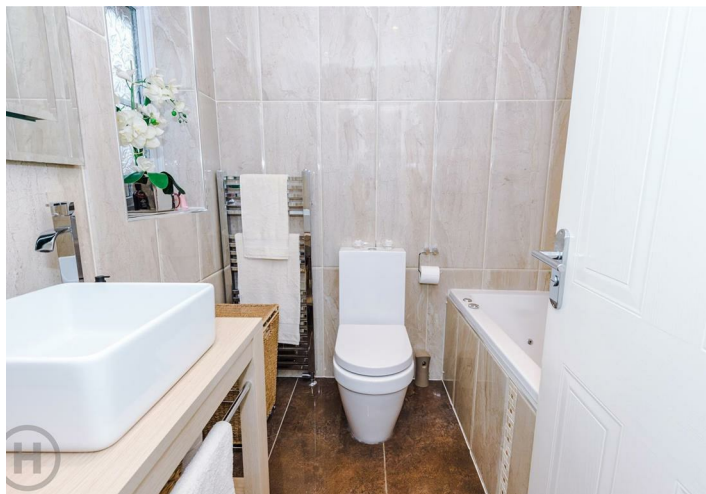
# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	85
		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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