Higham Estate Agents

Bridge House Cottage Lower Green Lane

Tyldesley, Manchester, M29 7JE

Offers over £265,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this beautiful three bedroom semi detached home located in the picturesque village of Astley Green in a prime position by the Bridgewater canal. Recently constructed, with a fabulous combination of external character aesthetic and contemporary interior design, the property offers the rare combination of a rural village feel whilst still offering the convenience of local shops, eating establishments, amenities and easy commuter access to the A580.

In brief, the property comprises an entrance hallway housing the stairs to the upper floor and door leading through to the lounge. The spacious lounge boasts two side facing windows creating a light and airy room and door leading through to the kitchen. The stylish kitchen boasts a range of modern wall and base units, integral appliances, large dining space with side facing window and patio doors, and door leading to the downstairs W.C. To the first floor sit three good size bedrooms and a modern three piece bathroom suite.
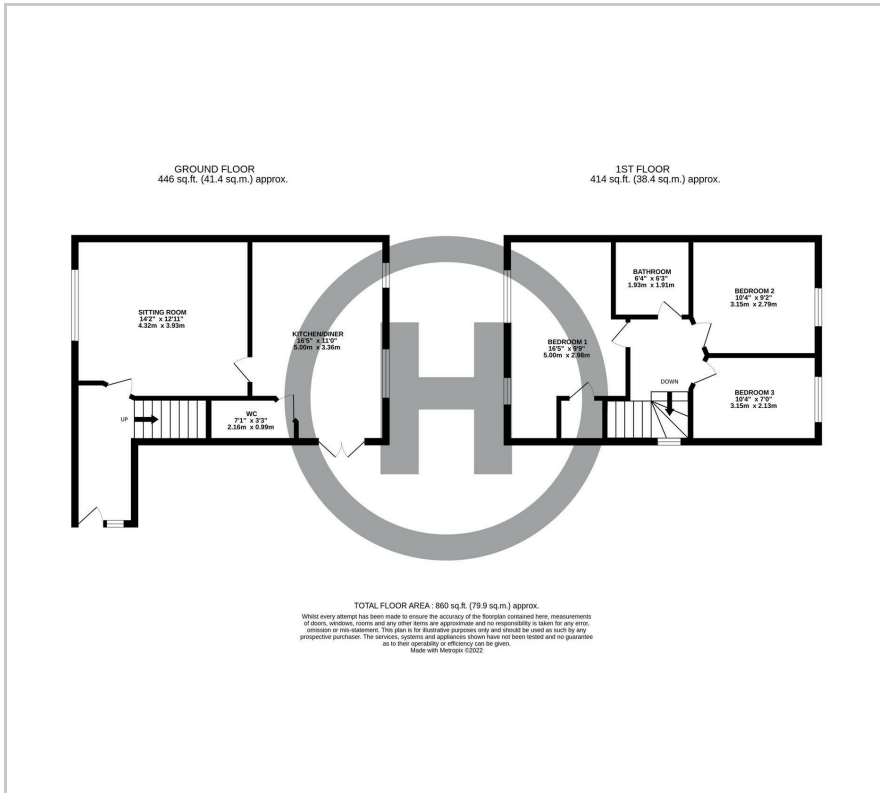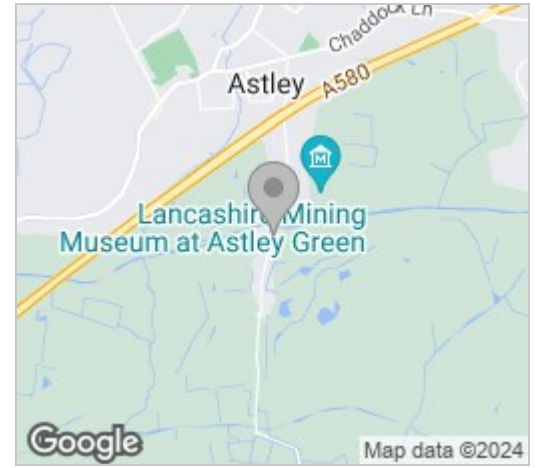
- New Build
- Canal Side Location
- Three Bedroom Semi Detached
- Two Parking Spaces
- Tenure TBC
- Council Tax TBC
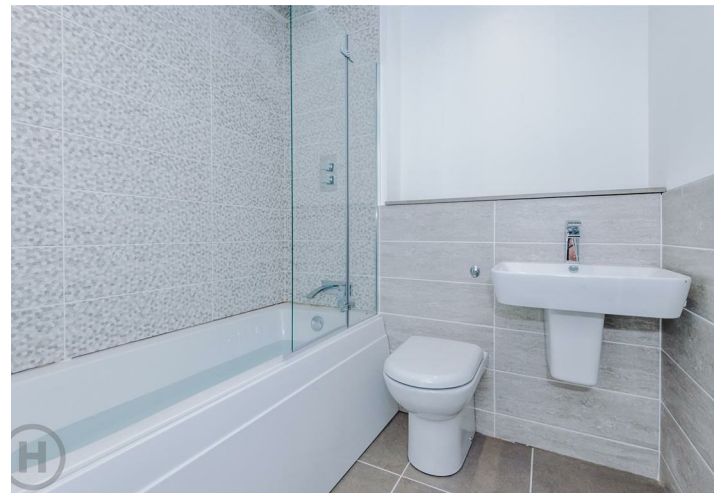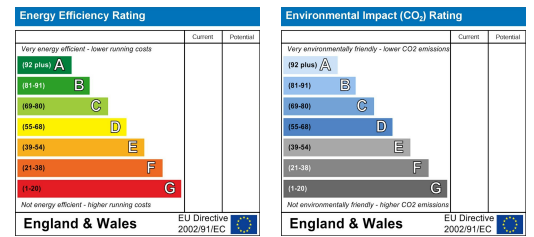- Management Services TBC
- EPC TBC

Viewing

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

3 2 1

Floor Plan

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.

SITTING ROOM
14'2" x 12'11"
4.32m x 3.93m

KITCHEN/DINER
16'5" x 11'0"
5.00m x 3.36m

WC
7'1" x 3'3"
2.16m x 0.99m

UP

BATHROOM
6'4" x 6'3"
1.93m x 1.91m

BEDROOM 1
16'5" x 9'9"
5.00m x 2.98m

BEDROOM 2
10'4" x 9'2"
3.15m x 2.79m

DOWN

BEDROOM 3
10'4" x 7'0"
3.15m x 2.13m

TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales
EU Directive
2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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