



Higham Estate Agents



44 Peel Hall Avenue

Tyldesley, Manchester, M29 8TA

Offers over £380,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this fantastic four bedroom detached family home offering enviable living and outdoor space, boasting FOUR DOUBLE BEDROOMS, two reception rooms, driveway, garage and a stunning south facing rear garden. Situated in highly sought after location in Tyldesley and positioned in a quiet family friendly cul de sac with easy access to all local schools, amenities and transport links with the guided bus way just minutes away.

In brief the property comprises a large entrance hallway housing the stairs to the upper floor and internal doors to the downstairs accommodation. Sitting to the front of the property is the kitchen dining room, boasting a range of wall and base units with complimentary work surfaces and splash back tiling, in addition this spacious kitchen houses integral appliances and dining area. Also from the entrance hallway is access into the separate dining room with sliding patio doors leading to the rear garden, and access into the spacious sitting room also sitting to the rear of the property with large window over looking the rear garden. Rising to the first floor you will find a large master bedroom to the front with fitted wardrobes and modern three piece en-suite shower room, three further DOUBLE BEDROOMS and a modern three piece family bathroom. Externally to the front the property benefits a good size driveway providing off road parking leading to the integral single garage with up and over door. The south facing, private rear garden is mainly laid to lawn with raised patio area and additional lower tier, covered patio perfect for all year round entertaining.

- Four Double Bedrooms
- Detached Family Home
- Driveway & Garage
- Three Tier Rear Garden with Covered Paito
- Ideal Location for Local Schools
- Near by Transport Links
- 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.



4



3

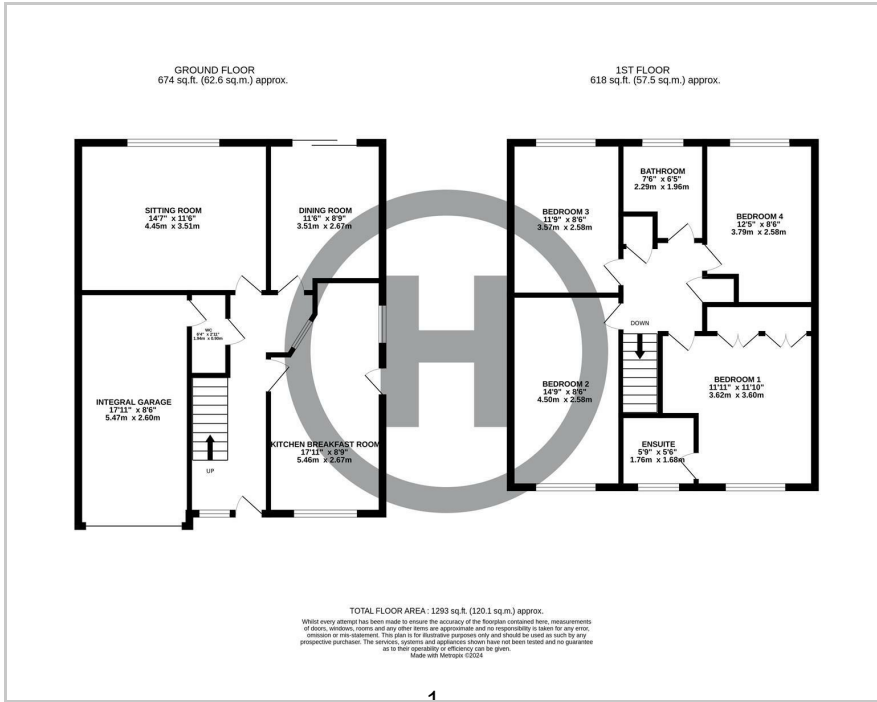


1



C

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			
(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 CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.