



## 67 Brook Drive

Astley, Tyldesley, M29 7HR

**Offers over £230,000**

HIGHAM ESTATE AGENTS are proud to offer for sale this immaculate, two bedroom semi detached home offering deceptively large living accommodation throughout and offered with **NO ONWARD CHAIN**. Located in Astley the property sits off Manchester Road and within easy access to local shops, eating establishments and amenities as well as being ideal for those looking to commute with easy access to the A580. In addition the home sits within a short walking distance to the picturesque village of Astley Green and the Bridgewater canal.

In brief the property comprises a welcoming entrance hall with internal door leading to the spacious sitting room with front facing window, stairs leading to the upper floor and open arch way to the dining room. From the dining room, via sliding patio doors is access into the large conservatory with door leading to the rear garden. The extended kitchen is also accessed from the dining room and offers a range of wall and base units, space for free standing appliances, rear facing windows and two external doors leading to the front and rear. To the first floor you will find two well proportioned, double bedrooms both offering fully fitted wardrobes, and a three piece family bathroom completes the living space on offer. Externally to the front the property benefits a good size driveway offering off road parking and to the rear, a private garden consisting of decking and artificial lawned areas.

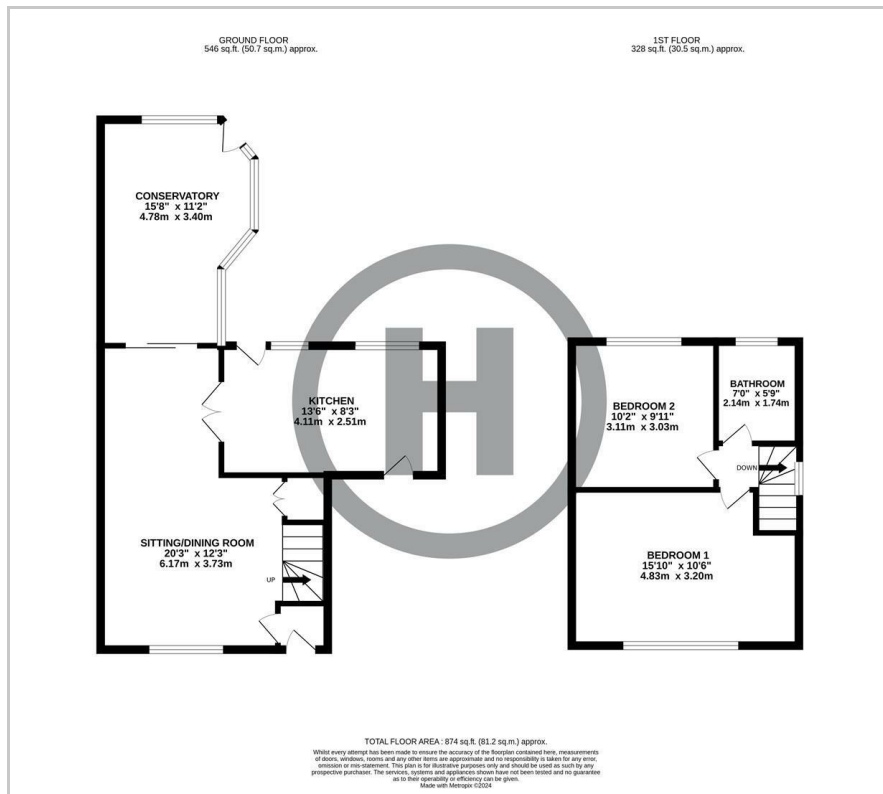
### Viewing

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

- Two Bedroom Semi Detached
- Driveway Parking
- Ample Living Space
- Extended Kitchen
- Prime Astley Location
- **NO ONWARD CHAIN**
- Council Tax Band
- Leasehold 999 years £ 8 PA



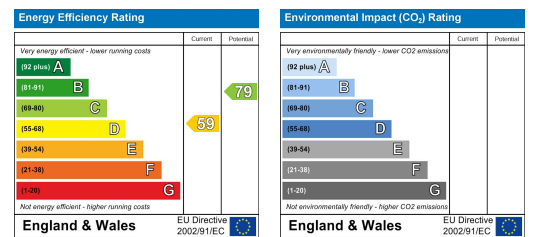
# Floor Plan



# Area Map



# Energy Efficiency Graph



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