



Higham Estate Agents



230 Manchester Road

, Tyldesley, M29 8NN

Offers over £280,000

HIGHAM ESTATE AGENTS are delighted to present this delightful, extended family home with three bedrooms in Tyldesley, situated back from the main road. Providing ample living space including two reception rooms and separate study room, perfect for families of all sizes and is situated within catchment of excellent schools. Additionally, it benefits from convenient transport links, including easy access to the guided bus route, and is surrounded by local amenities and dining options.

Briefly, the property features a spacious entrance hallway with stairs leading to the upper floor. Internal doors lead to the living area and kitchen. Towards the front, there is a generously sized living room connected to a large dining room through internal sliding doors. The dining room has patio doors that open to the rear garden and internal double doors leading to the study room, with an additional door also providing access to the garden. Another internal door leads to the modern galley-style kitchen, equipped with contemporary wall and base units, space for standalone appliances, and a door back to the entrance hallway. To the first floor, you will discover two spacious double bedrooms, a decently sized third single bedroom, and a contemporary three-piece family bathroom, completing the interior layout. At the front of the house, there is a spacious driveway for off-road parking, accompanied by a garden with steps that lead down to the front door. At the back, there is a well-kept garden with a decked patio area and a spacious lawn, as well as a single-sized garage for storage.

- Three Bedroom Semi Detached
- Extended to Ground Floor
- Ample Living Accommodation
- Near The Guided Bus Way
- Driveway Parking
- Private Rear Garden
- Council Tax Band C
- Freehold

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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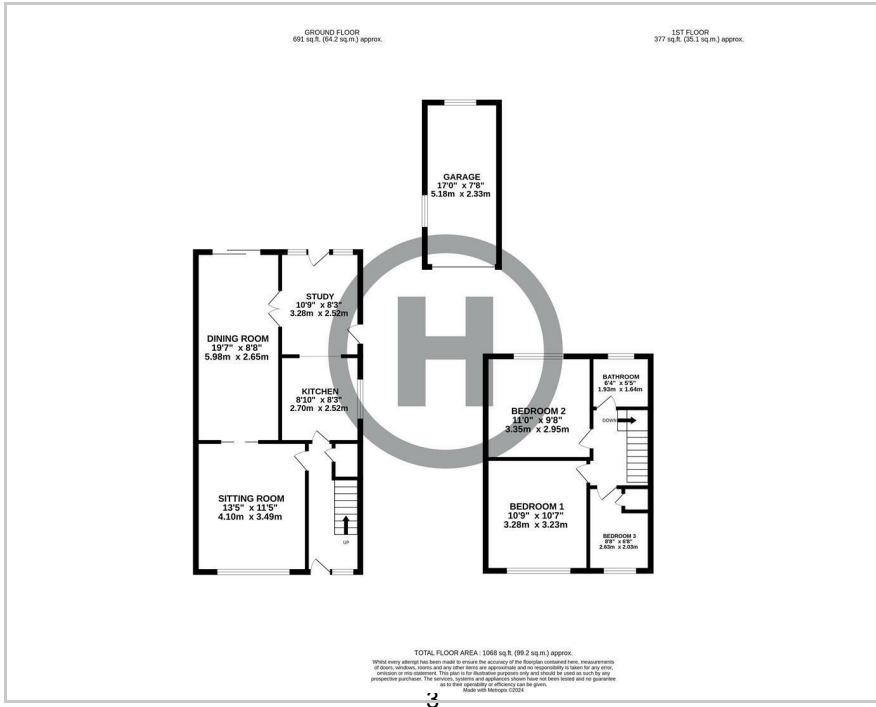


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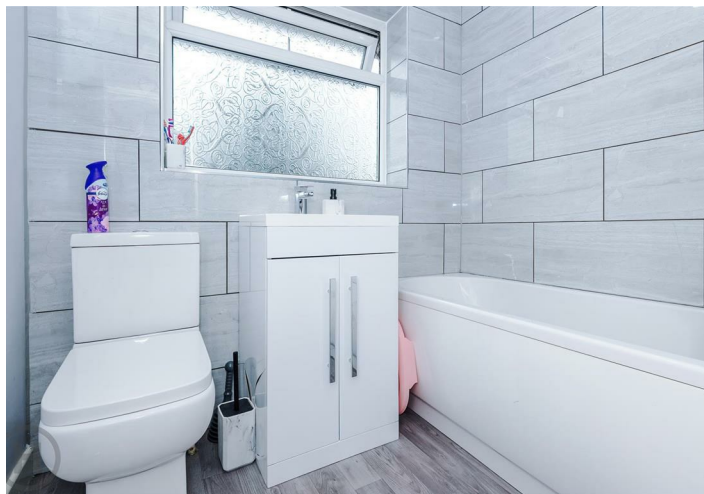
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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			65
(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	



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