



Higham Estate Agents



47 Tyldesley Old Road

, Atherton, M46 9EH

£229,950

HIGHAM ESTATE AGENTS are delighted to bring to the market a three bedroom semi detached property sitting in a popular area in Atherton. Situated a short distance to both local primary and high schools, Atherton and Tyldesley town centres and a short distance to the guided bus route and train station making this the ideal home for a variety of buyers. Whilst in need of some modernisation the property is offered at a competitive asking price and with no onward chain, we do not anticipate it to be on the market for long.

In brief the property comprises an entrance hallway housing the stairs to the upper floor and internal doors leading through to the two reception rooms. The sitting room is located at the front of the property and boasts a bay window. The dining room sits at the back with sliding patio doors leading out into the rear garden. Also accessed from the hallway is the extended kitchen breakfast room, boasting a range of wall and base units with space for appliances, breakfast bar, rear facing window and external door leading to the side. To the first floor the spacious landing provides access into two large double bedrooms, single yet good size third bedroom, W.C and separate shower room. Externally to the front the property benefits a good size driveway leading to the single garage, and further parking space to the front of the driveway. To the rear, a deceptively large garden boasting excellent space for families with a well maintained lawn and patio area leading to the store shed.

- Three Bedroom Semi Detached
- Two Reception Rooms
- Large Rear Garden
- Driveway Parking & Garage
- No Onward Chain
- Popular Area in Atherton
- Council Tax Band C
- Leasehold 999 Years with 979 remaining
- Nominal Ground Rent

Viewing

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



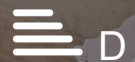
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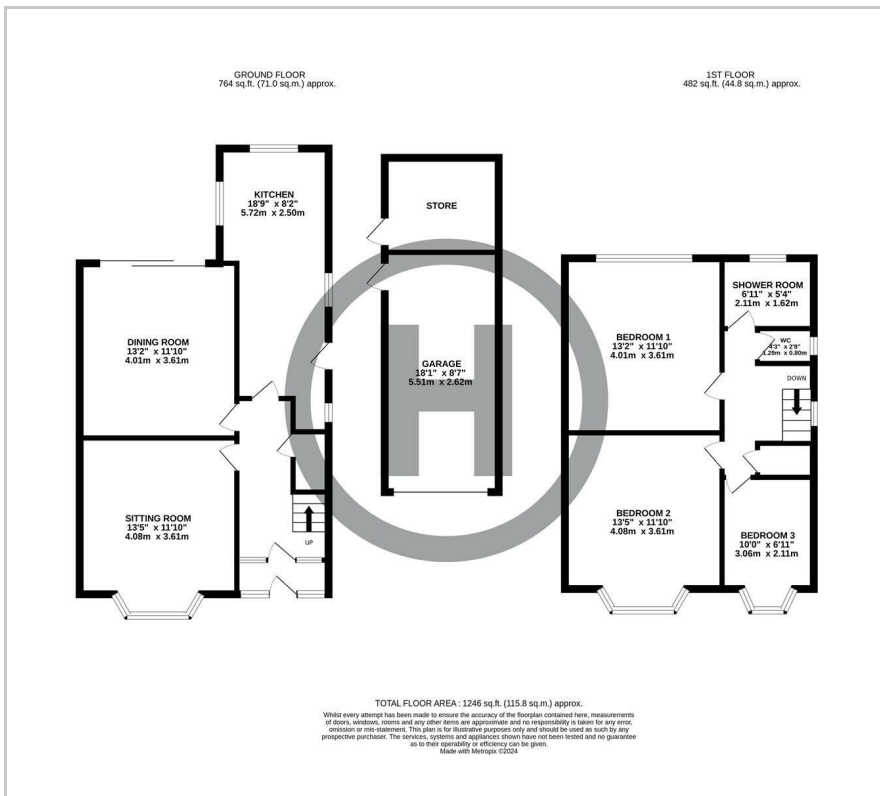


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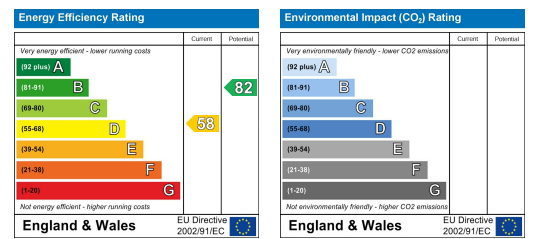
Floor Plan



Area Map



Energy Efficiency Graph



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