



Higham Estate Agents



24 Thistle Croft

Tyldesley, Manchester, M29 7SY

Offers in the region of £320,000

HIGHAM ESTATE AGENTS take pride in introducing this flawless three-bedroom detached home, featuring outstanding living spaces, ample parking, and a delightful rear garden, making it the perfect family home. Located within the sought-after Rowland Homes Garrett Fields development in Astley, it enjoys easy access to various amenities such as shops, schools, and a variety of pubs and restaurants. Additionally, the property is conveniently positioned near the A580 and the guided bus route, providing a range of commuting options.

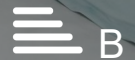
In summary, the property features a welcoming entrance hall with, a front study room, an inner hallway providing access to a utility room with a downstairs WC, stairs leading to the first floor and further door providing access to the living area. This impressive space includes a cozy sitting area, a dining space with patio doors overlooking the rear garden, and a stunning kitchen. The kitchen is equipped with modern wall and base units, complementary work surfaces, some integrated appliances with space for further free standing appliances. Ascending to the first floor, you'll discover a master bedroom with a contemporary ensuite shower room, along with two additional spacious bedrooms and a modern three-piece family bathroom. The property features off-road parking with a driveway at the front and a stunning garden at the back, complete with patio and lawn sections.

Please note an annual service charge is payable on a variable rate. The last invoice was £313.45 for period 01/01/24-31/12/24, plus an annual ground rent payment of approximately £200 with a 10 year review from 2018 based on RPI.

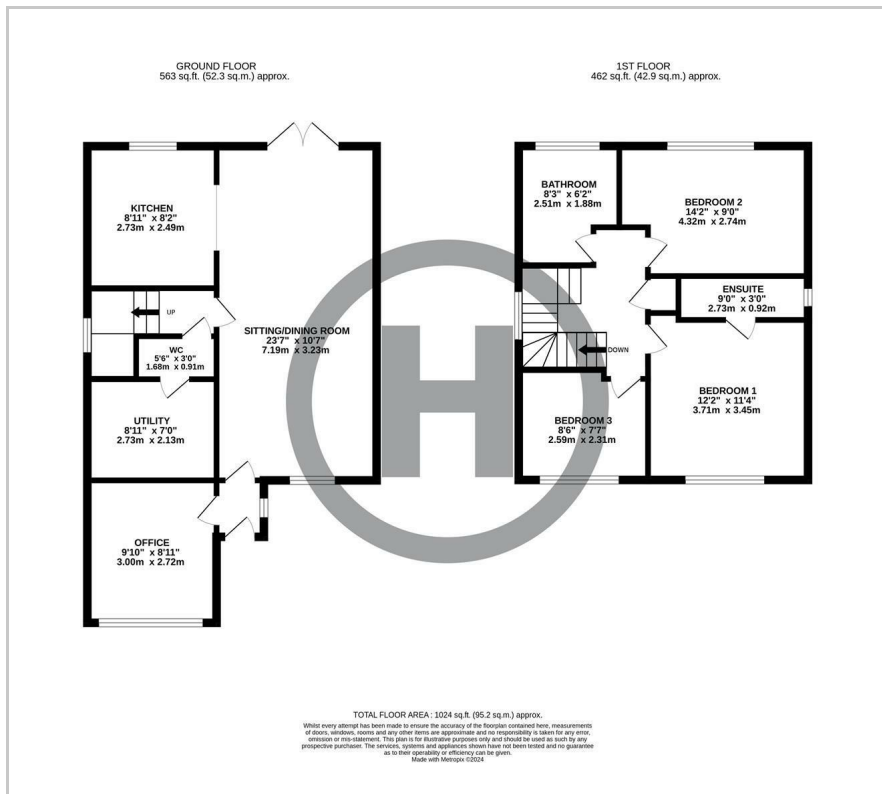
- Immaculate Three Bedroom Detached
- Spacious Open Plan Living Accommodation
- Additional Study Room, Utility Room & WC
- Master Bedroom with Ensuite
- Driveway Parking to Front
- Leasehold £200 PA
- Service & Management £300 PA
- Council Tax Band D

Viewing

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



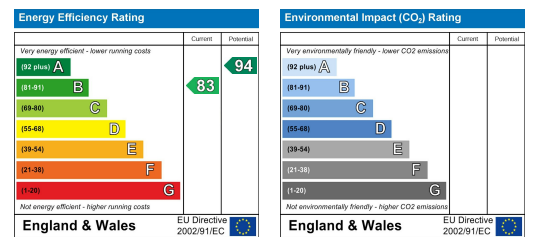
Floor Plan



Area Map



Energy Efficiency Graph



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.