



# Higham Estate Agents



## 9 Prescott Avenue

, Tyldesley, M29 8WR

**Offers over £220,000**

HIGHAM ESTATE AGENTS are pleased to present for sale a fantastic opportunity to purchase a semi detached, two-bedroom bungalow in Tyldesley. This ideally located home is situated near various local amenities and shops. Additionally, it benefits from convenient transportation and commuter connections making this the ideal home for a wide variety of buyers.

In brief the property comprises a welcome entrance hallway with internal doors leading to the living accommodation. This includes a roomy living room suitable for dining, with patio doors opening to the backyard, a kitchen equipped with base and wall units, space for appliances, and an external door leading to the garden. Additionally, there are two generously sized bedrooms and a contemporary three-piece family shower room. Externally, the property features a well-maintained lawn with a driveway for off-road parking. A pathway leads to the front doors and continues around to reach the rear garden, which includes a generous lawn, a patio, and a detached garage for storage.

### Viewing

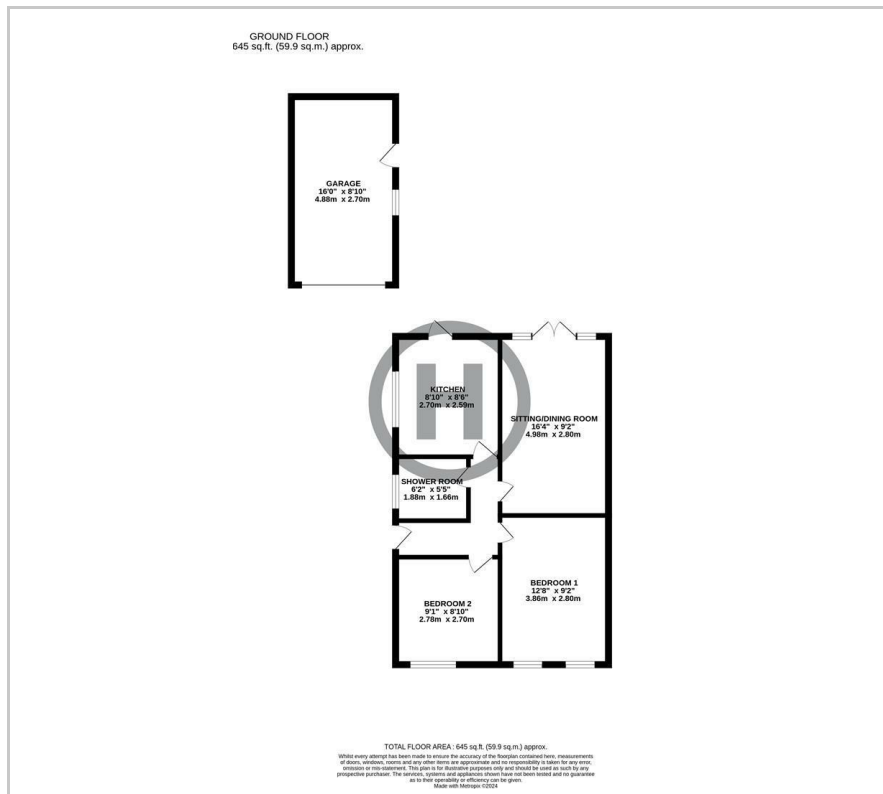
Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom
- Semi Detached Bungalow
- Spacious Living Room with Dining Area
- Driveway, Garage & Spacious Rear Garden
- Council Tax Band B
- Leasehold 999 yrs from 1962 £14 PA

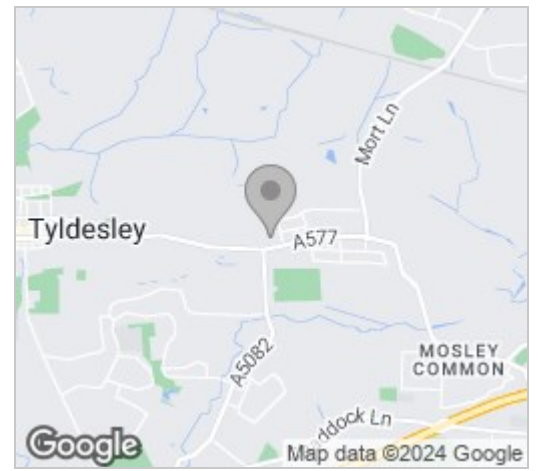




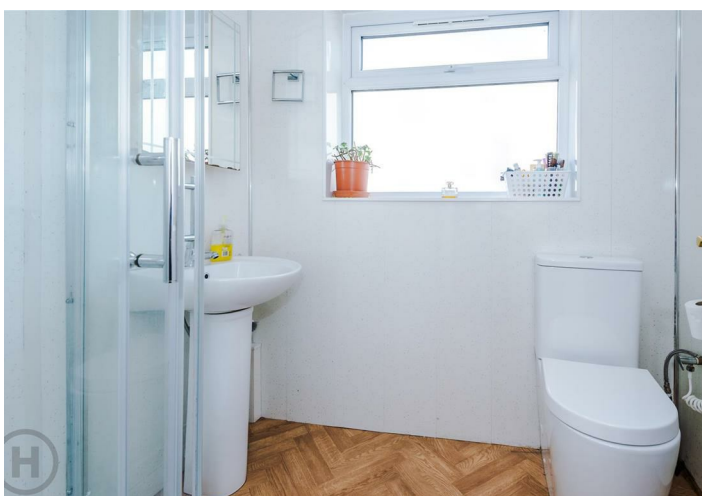
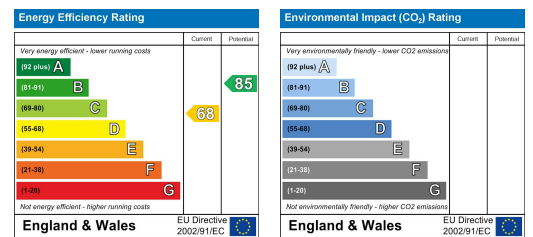
# Floor Plan



# 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.