



Higham Estate Agents



24 Peel Hall Avenue

Tyldesley, Manchester, M29 8TA

£390,000

HIGHAM ESTATE AGENTS are pleased to present this generous detached family home for sale. Featuring three reception rooms, one of which is a flexible garage conversion that was used as a fifth bedroom with an ensuite shower room, four ample bedrooms on the first floor, driveway parking, a sizable garden, and to add to its appeal, it is available without a chain! Nestled in a fantastic location, just a short stroll away from schools, shops, Town Centre amenities, and convenient commuting options, this property is an ideal family home.

In summary, the property features a welcoming entrance hallway with stairs leading to the first floor, with internal doors opening to the living area. This includes a spacious dining room at the front, a sitting room at the rear with patio doors offering a view of the garden, a versatile garage conversion with an ensuite shower room, an additional downstairs WC, and a kitchen. The modern kitchen is equipped with a variety of wall and base units and has sufficient space for free-standing appliances. On the first floor, you'll find a spacious master bedroom with built-in wardrobes, additional storage in the stair cupboard, and a beautiful three-piece ensuite shower room. Additionally, there are three well-proportioned bedrooms and a family bathroom with a three-piece suite and an over-bath shower. The property features a spacious driveway for off-road parking at the front, while at the back, there is a low-maintenance garden with both patio and lawn sections. In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

- Four / Five Bedroom Detached
- Downstairs Bedroom with Ensuite
- Two Further Reception Rooms
- Good Size Rear Garden
- Off Road Parking
- No Onward Chain
- Council Tax Band E
- Freehold

Viewing

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



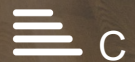
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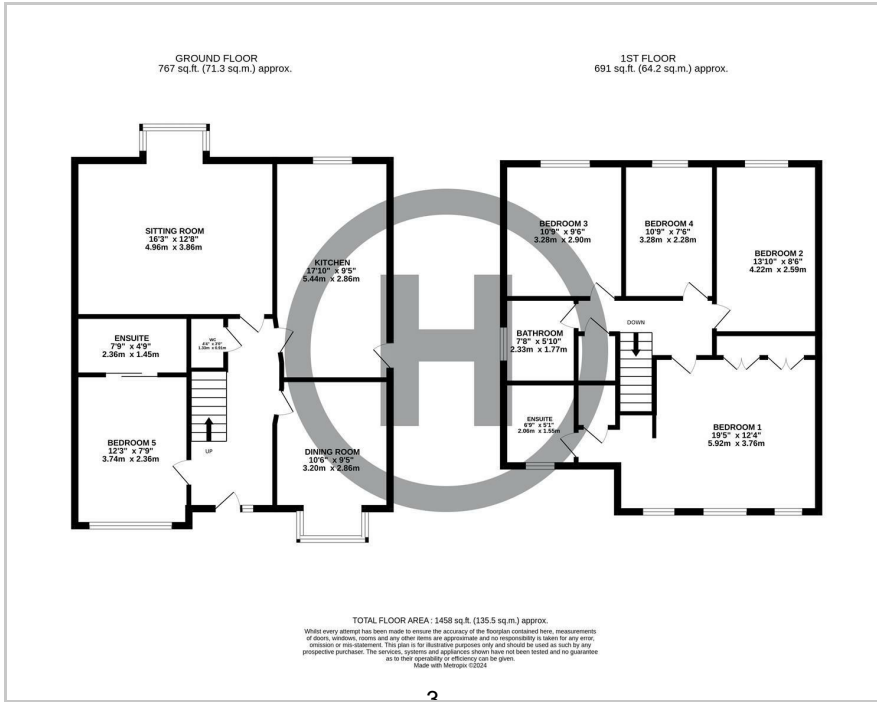


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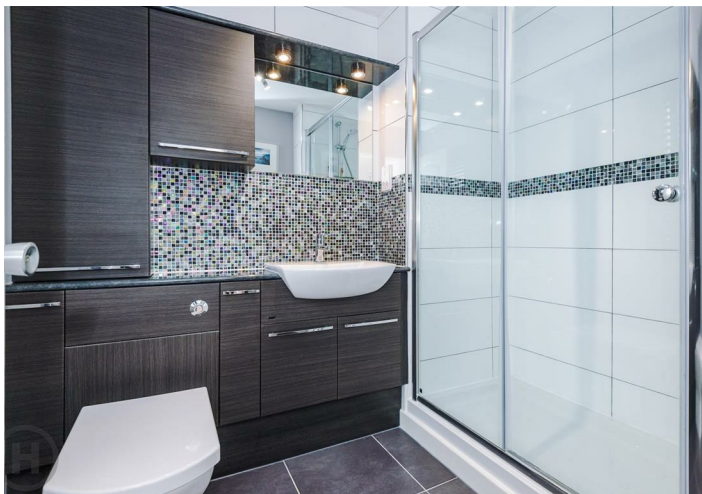
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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			83
(92 plus) A			
(81-91) B			
(69-80) C			
(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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