



Higham Estate Agents



14 Lark Hill

, Tyldesley, M29 7SB

Offers over £400,000

HIGHAM ESTATE AGENTS are excited to introduce this detached four-bedroom home in Astley. Situated in the sought-after Lark Hill Estate established in 2015, this charming family residence provides generous living areas for families, featuring four spacious bedrooms, off-road parking, and a beautiful rear garden. Moreover, the development enjoys a convenient location near schools, shops, local amenities, and transportation connections to Manchester and Leigh.

In brief the spacious entrance hallway leads to the living areas, featuring a generous sitting room at the front with a charming bay window with feature shutter blinds. At the rear, you'll find the impressive kitchen family room boasting modern wall and base units, sleek granite countertops, and integrated appliances including fridge freezer, dishwasher, gas hob, electric oven, and microwave. Additionally, the space includes a dining area with patio doors opening to the rear garden, as well as a separate utility area and W.C. On the first floor, there is a spacious master bedroom with fully equipped wardrobes and a contemporary ensuite shower room featuring porcelain floor tiles. Additionally, three more well-proportioned bedrooms, a modern three-piece family bathroom and storage cupboard housing the hot water tank completes the upstairs. Externally, the property boasts a well-maintained lawn, off-road parking for two cars, and garage access via an up-and-over door. To the rear there is an outstanding garden with an Indian stone patio and a low-maintenance artificial lawn, ideal for year-round entertainment. In addition, the property is connected to all mains services and features sky broadband, UPVC double glazing and gas central heating.

Please note an annual service charge is payable on a variable rate. The owner has advised they pay monthly at £20, plus an annual ground rent payment of approximately £200 with a 10 year review.

- Four Bedroom Detached
- Excellent Living Accommodation
- Driveway and Garage to Front
- Low Maintenance Rear Garden
- Popular Astley Location
- Service Charges are to be confirmed, approx. £20 PM
- Leasehold 999 Years from 2014 £200 PA (approx.)
- Wigan Council Tax Band E

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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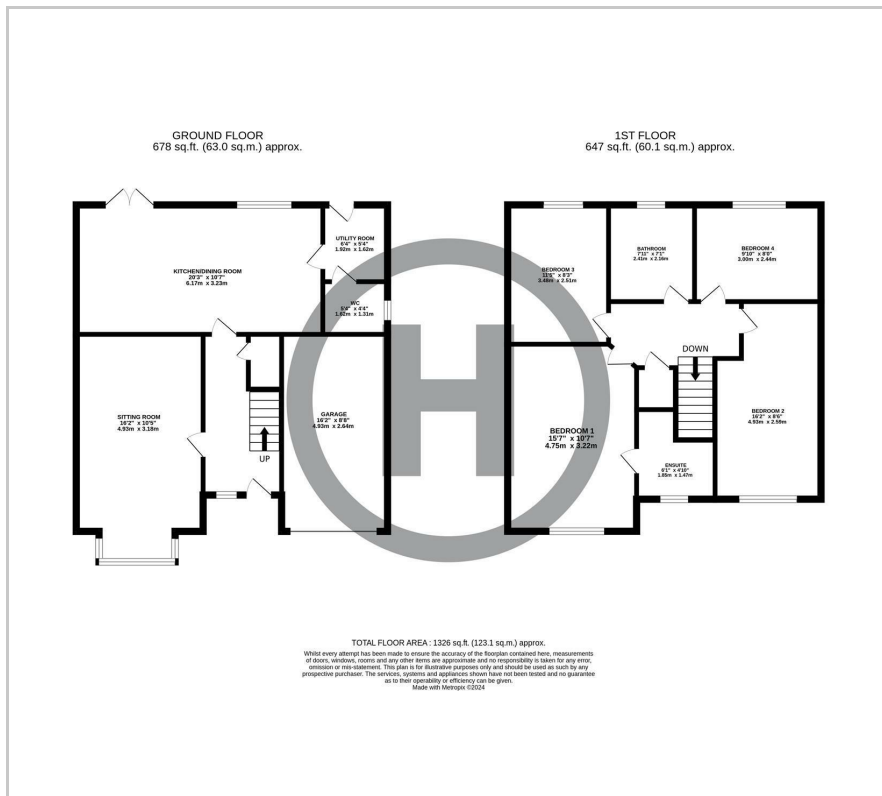


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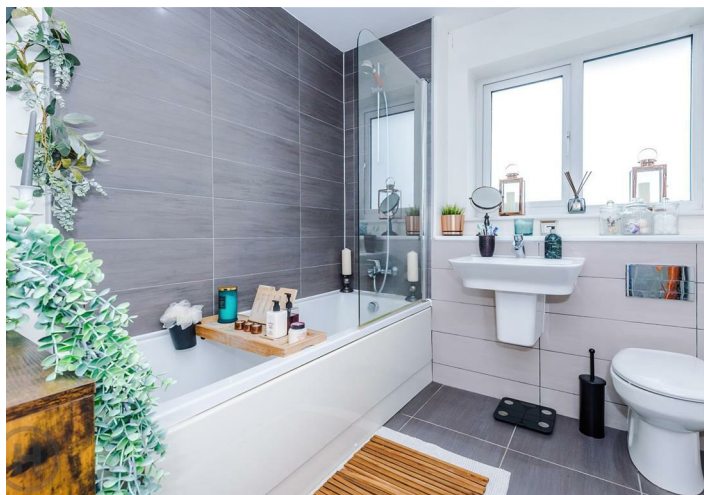
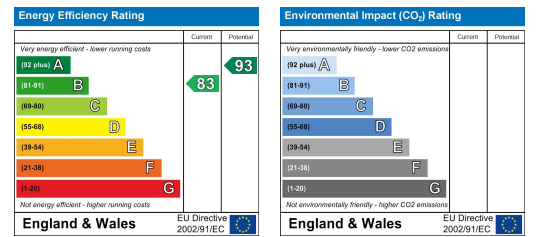
Floor Plan



Area Map



Energy Efficiency Graph



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