



Higham Estate Agents



55 Treen Road

Astley, Tyldesley, M29 7HD

Offers over £300,000

HIGHAM ESTATE AGENTS are pleased to present a charming three-bedroom semi-detached home situated on the highly sought-after and picturesque Treen Road in Astley and offered with NO ONWARD CHAIN. This property offers convenient access to shops, well-regarded primary and secondary schools, and a selection of public houses. Boasting excellent living areas including two reception rooms, a storage garage, and a lovely rear garden, this property is expected to generate significant interest and sell quickly.

The property boasts a welcoming entrance hallway with stairs rising to the first floor. An internal door leads into a generous sitting room with a large bay window overlooking the front. Adjoining the sitting room is a well-proportioned dining room with patio doors opening to the rear garden and an internal door leading to the kitchen. The kitchen breakfast room is equipped with a selection of wall and base units, complementing work surfaces, tiled splashbacks, room for standalone appliances, and a rear-facing door and window. Upstairs, you'll find a large master bedroom with a full bay window, a double-sized second bedroom, a decently sized third bedroom with eaves storage, and a three-piece family bathroom with an over-bath shower, completing the internal accommodation. Stepping into the rear garden gives the total wow factor, offering a spacious artificial lawned patio, and grassed lawn area surrounded by mature shrubs and borders, to the rear the garden is tree lined providing an excellent degree of privacy. To the front, there is a well-kept lawn and a driveway on the side leading to the attached garage.

In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

- Three Bedroom Semi Detached
- Idyllic Treen Road in Astley
- Two Reception Rooms
- Stunning Rear Garden
- Driveway & Garage to Front
- No Onward Chain
- Council Tax Band C
- Leasehold 999 Years from 1963 £17 PA

Viewing

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



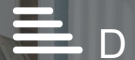
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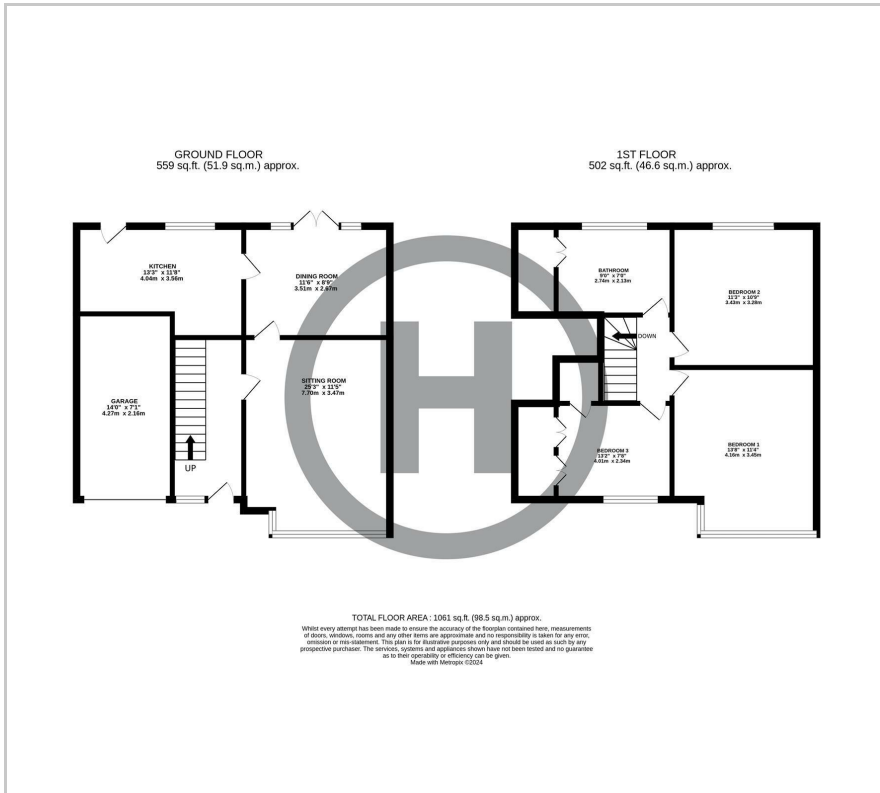


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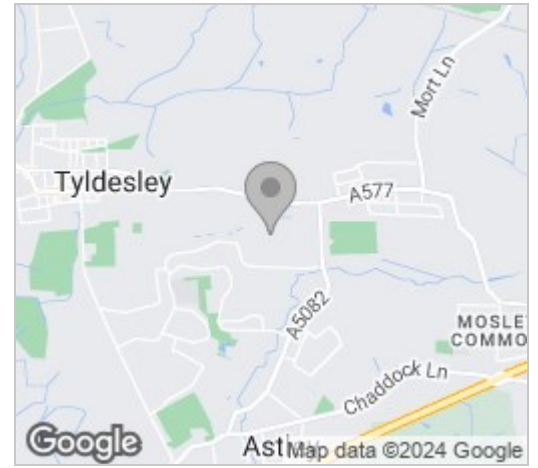


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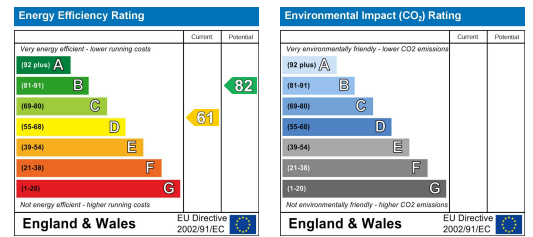
Floor Plan



Area Map



Energy Efficiency Graph



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