



Higham Estate Agents



19 Petrel Close

Tyldesley, Manchester, M29 7TD

£375,000

HIGHAM ESTATE AGENTS are thrilled to present a four-bedroom detached home in Astley. Offering generous space for a family the property benefits two reception rooms, a spacious kitchen diner, off road parking and a beautiful rear garden. Moreover, this family-oriented property is conveniently located within walking distance of outstanding primary and high schools, the popular vantage bus route, and near various amenities such as shops, public houses, and eateries.

The property includes an entrance hallway with stairs leading to the first floor, a handy downstairs W.C and doors opening to the living areas. Towards the front, there is a spacious sitting room that connects to the dining space through internal double doors. The modern kitchen is open plan to the dining area, featuring patio doors leading to the rear garden. The kitchen boasts a variety of contemporary wall and base units with an integrated oven and hob, along with space for free-standing appliances. Additionally, there is access from the kitchen to the versatile garage conversion, currently serving as a second reception room. Rising to the first floor you will find a spacious master bedroom with fitted wardrobes and a three piece en suite shower room. Three additional spacious bedrooms are located beside a three-piece family bathroom. The front of the property features a generous driveway for off-road parking, accompanied by a well-kept lawn. At the back, there is a good size, tree-lined garden with a patio area, surrounded by mature shrubs and borders, providing a private area for families.

Please note an annual ground rent payment of £50 is payable based on a 999 year lease from 1997. In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

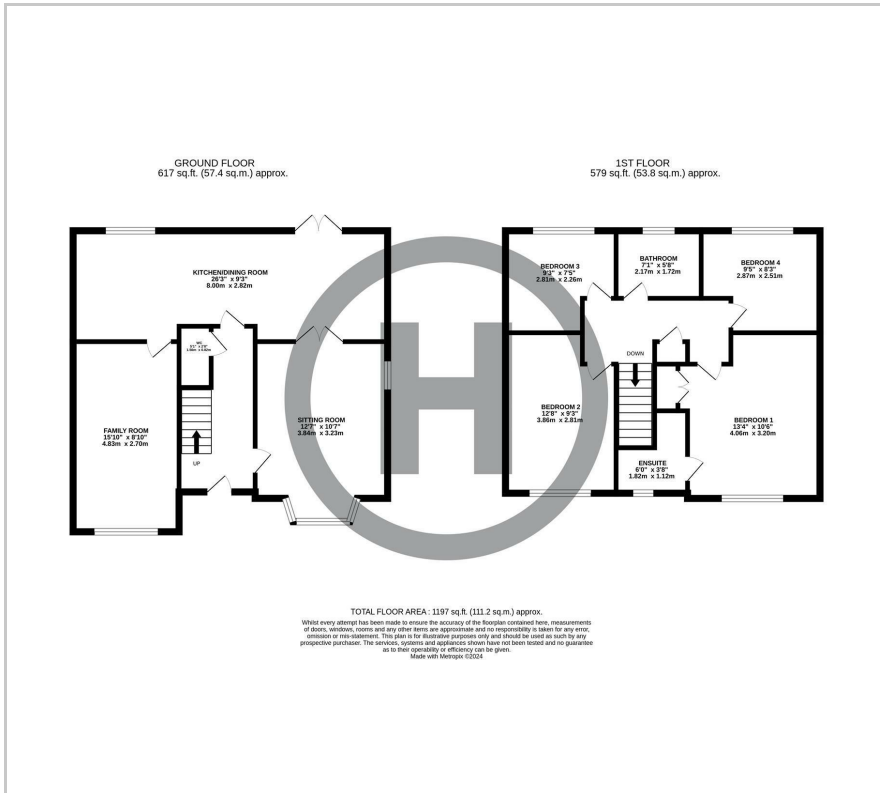
Viewing

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

- Four Bedroom Detached
- Two Reception Rooms
- Kitchen Dining Room
- Good Size Garden & Driveway Parking
- Quiet cul de sac Location
- Near Tyldesley Park
- Leasehold £50 PA 999 years from 1995
- Wigan Council Tax Band D



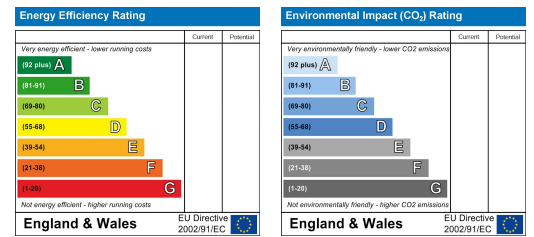
Floor Plan



Area Map



Energy Efficiency Graph



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