



Higham Estate Agents



404 Chaddock Lane

Tyldesley, Manchester, M29 7JS

£225,000

HIGHAM ESTATE AGENTS are excited to present a generously spacious three-bedroom house for sale in Astley, situated on the border of Boothstown. Featuring spacious living area complemented by ample outdoor space, including a front garden that sets the property back from the main road, plus a sizable rear garden with a detached garage! Conveniently located within a short walk to the shops, bars, and restaurants in Astley. Sitting in an ideal location for commuters, with the East Lancashire Road nearby providing easy access to the motorway network plus frequent bus services.

The property features an entrance hall with stairs leading to the first floor and a door opening to the living area. Towards the front, you'll find a spacious sitting room with access to the kitchen diner. This expanded area provides an ideal setting for families, offering ample space for a combined sitting and dining room, a kitchen equipped with wall and base units, storage under the stairs, and a door leading out to the back garden. On the first floor, you will find two spacious double bedrooms, a decently sized third bedroom, and a three-piece family bathroom. Externally, the property features gardens at the front and rear. The spacious rear garden includes a lawn, a patio seating area, and access to the garage. The garage can also be accessed from the road adjacent to the property.

In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating. Please note this property is leasehold, on a 999 year lease from 1913 and the current owner pays £5 PA ground rent.

Viewing

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

- Three Bedroom End Terrace
- Large Rear Garden with Garage
- Spacious Kitchen Family Room
- Astley Location Near Boothstown
- Leasehold 999 Years from 1931 £5 PA
- Wigan Council Tax Band A



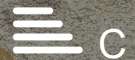
3



1

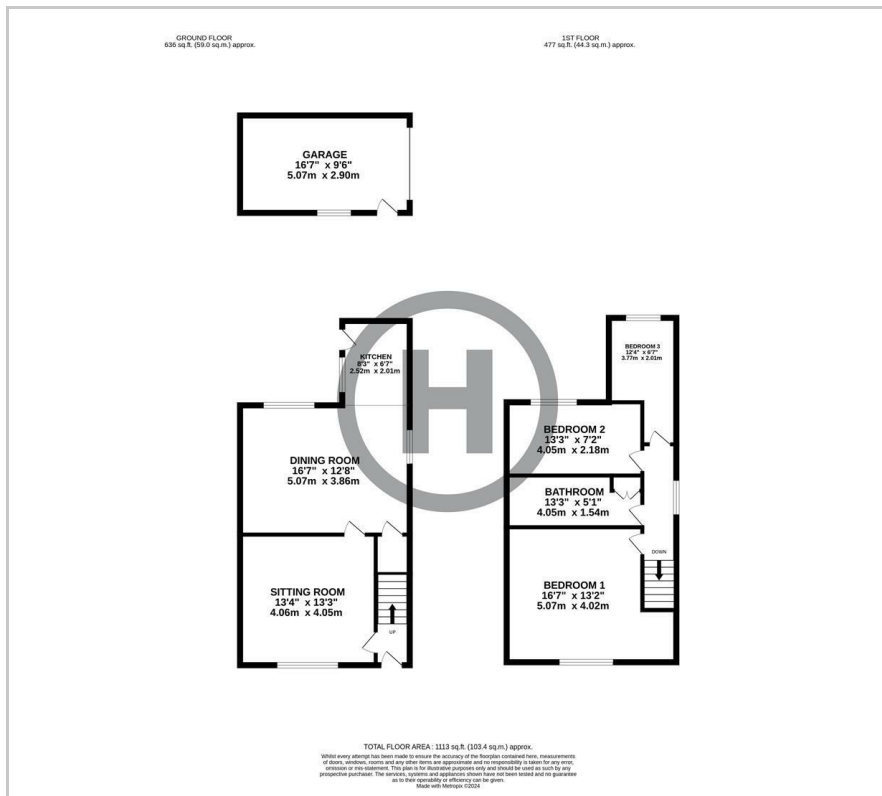


2



C

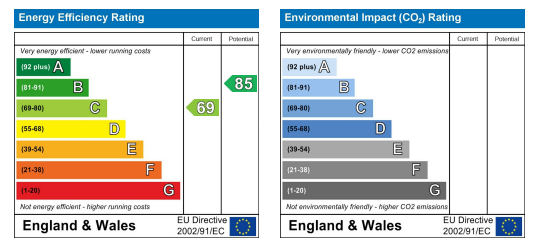
Floor Plan



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.