



Higham Estate Agents



7 Stonebridge Mews

Tyldesley, Manchester, M29 7SP

Offers over £375,000

HIGHAM ESTATE AGENTS proudly present an exquisite three-bedroom detached family residence, nestled in a serene and secluded cul-de-sac off South Lane Astley. The property's prime location offers convenient access to various amenities such as shops, schools, and a variety of public houses and eateries. Additionally, its proximity to the A580 and a bus route provides diverse commuting options, making this an ideal family home.

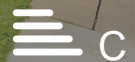
The property boasts a welcoming entrance hallway with stairs leading to the first floor, a convenient downstairs W.C., and internal doors opening to the living area. The cozy sitting room is positioned to the side, featuring dual aspect windows that flood the room with natural light and a living flame gas fire. On the opposite side of the hallway, you'll find the impressive kitchen family room. This extended space includes skylight windows and sliding patio doors and provides both sitting and dining areas. The modern kitchen is equipped with a variety of wall and base units, complementing work surfaces, and integrated appliances. When you ascend to the first floor, you will find a beautiful master bedroom with dual aspect windows, built-in wardrobes, and a modern ensuite shower room. This area can also be converted into two separate rooms if required. The spacious landing leads to two more sizable bedrooms, a contemporary three-piece family bathroom, and a storage cupboard that houses the combi boiler. Outside, the property is reached via a communal sweeping driveway that leads through the cul-de-sac to an assigned parking space located next to a row of garages alongside the house. The property features a beautiful garden that can be accessed from the kitchen family room, complete with artificial lawn and patio areas. Additionally, a door from the garden allows entry into the garage, and a secure gate leads to the front driveway.

In addition, this Freehold property is connected to all mains services and features UPVC double glazing.

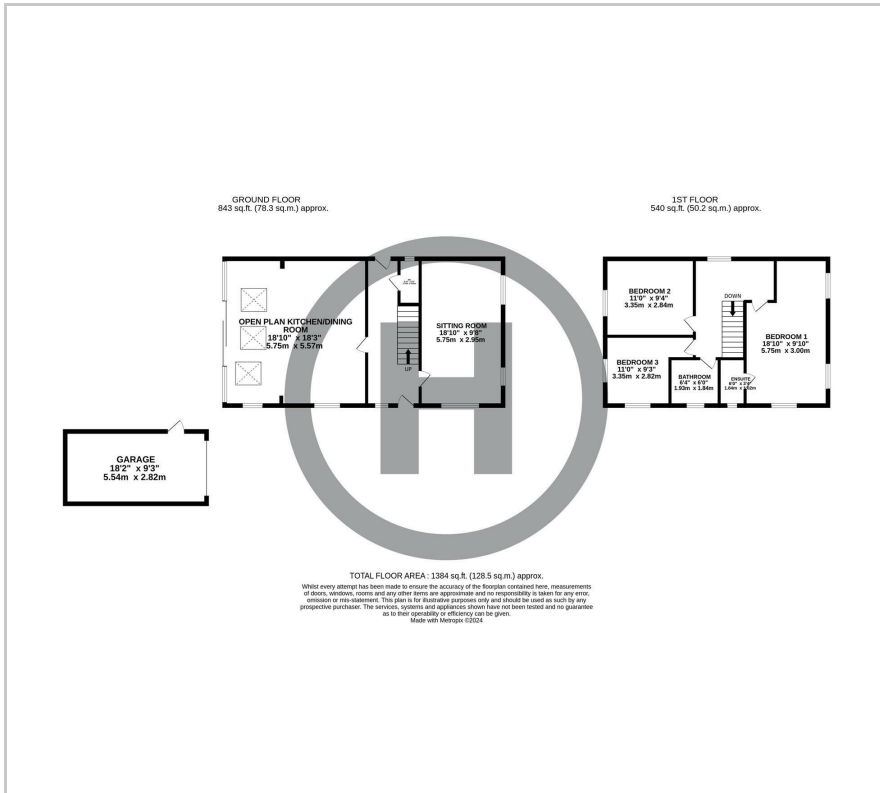
- Three Bedroom Detached
- Quiet Cul de sac in Astley
- Extended Kitchen Family Room
- Garage & Parking
- Freehold
- Council Tax Band D

Viewing

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



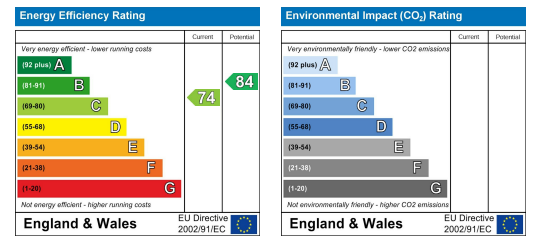
Floor Plan



Area Map



Energy Efficiency Graph



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