



Higham Estate Agents



44 Union Street

Tyldesley, Manchester, M29 8AR

£160,000

HIGHAM ESTATE AGENTS are thrilled to present this surprisingly spacious, three-bedroom end terrace for sale. With two reception rooms, a modern kitchen and bathroom, three generously sized bedrooms, and even a cellar for storage, this property offers ample living space. Situated in Tyldesley, this property is conveniently close to the town's amenities, such as shops, bars, restaurants, fitness and well-being facilities, and the popular guided bus route. Offered with no onward chain, this home is perfect for a range of potential buyers.

In summary, the property includes an entrance porch that leads to a spacious sitting room. The sitting room connects to the dining room through two entrances: one on the left leading to an inner hall with stairs to the cellar, and one on the right leading to another inner hall with stairs to the first floor and further external door leading to the side of the property. The dining room is impressively spacious, with enough room for a second sitting area, and it seamlessly flows into the modern kitchen. Contemporary, sleek wall and base units offer generous storage alongside coordinated work surfaces, a built-in oven and hob, and access to the backyard through a door. Ascending to the first floor, you will discover two spacious bedrooms at the front of the property. Towards the rear, there is a sizable master bedroom accompanied by a contemporary four-piece family bathroom, including a toilet, sink, bath, and shower cubicle. Externally at the back, the property features a low-maintenance yard with wooden gate leading to pavement at the side of 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 1876 and the current owner has advised a missing landlord indemnity is required.

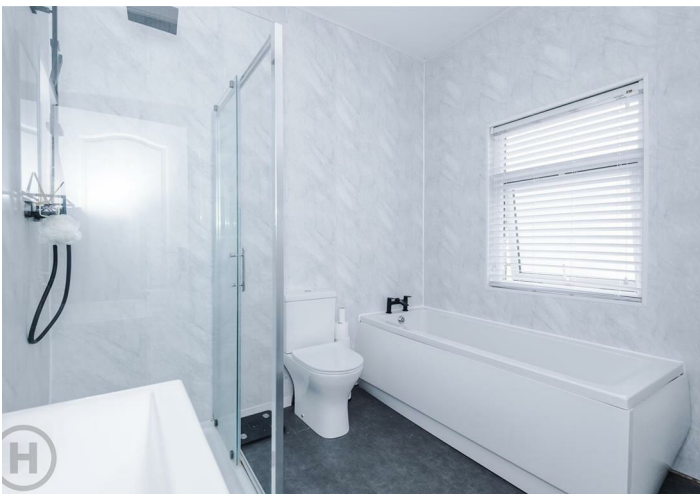
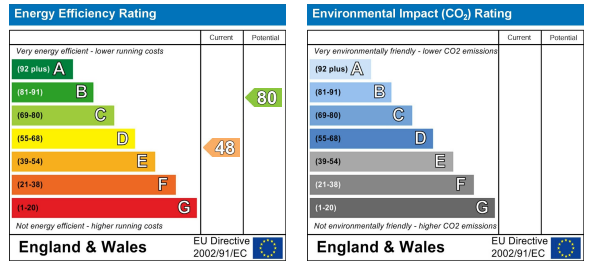
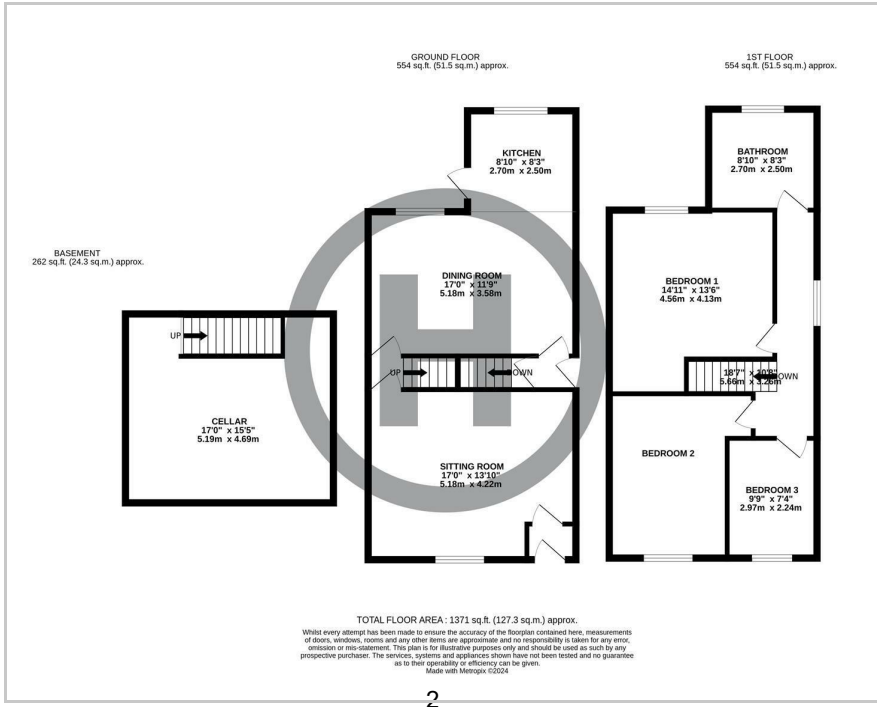
- Three Bedroom End Terrace
- Cellar Storage
- Two Reception Rooms
- Modernised Throughout
- Four Piece Family Bathroom
- No Onward Chain
- Wigan Council Tax Band A
- Leasehold 999 Years from 1876

Viewing

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



Floor Plan



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