



Higham Estate Agents



32 Crossgill

Tyldesley, Manchester, M29 7DT

£350,000

HIGHAM ESTATE AGENTS present a generously sized four - bedroom detached family home in Astley for sale. This property provides abundant living space for families with three double bedrooms to the first floor, three reception rooms, downstairs study room / fourth bedroom, driveway parking, and a lovely rear garden. The prime location is a highlight, situated centrally near a variety of top-performing schools, the A580, and convenient bus routes for all commuting needs.

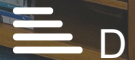
The property features an entrance porch that leads to a spacious sitting room, with access to the converted garage currently serving as a study room or potential fourth bedroom. The sitting room flows into the open plan dining and conservatory area, creating a wonderful family space. The modern kitchen is connected to the dining room and includes modern wall and base units, along with some integrated appliances and space for additional freestanding ones. Moving to the first floor, you will discover a large master bedroom with an ensuite shower room, two more spacious double bedrooms, and a modern three-piece family bathroom. In front of the property features a generous driveway for off-road parking, accompanied by a well-kept lawn. Towards the rear, there is a spacious garden with a lawn and patio, enclosed by mature shrubs and borders. The garden also features a lovely pond area, overall a secluded space perfect for families.

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

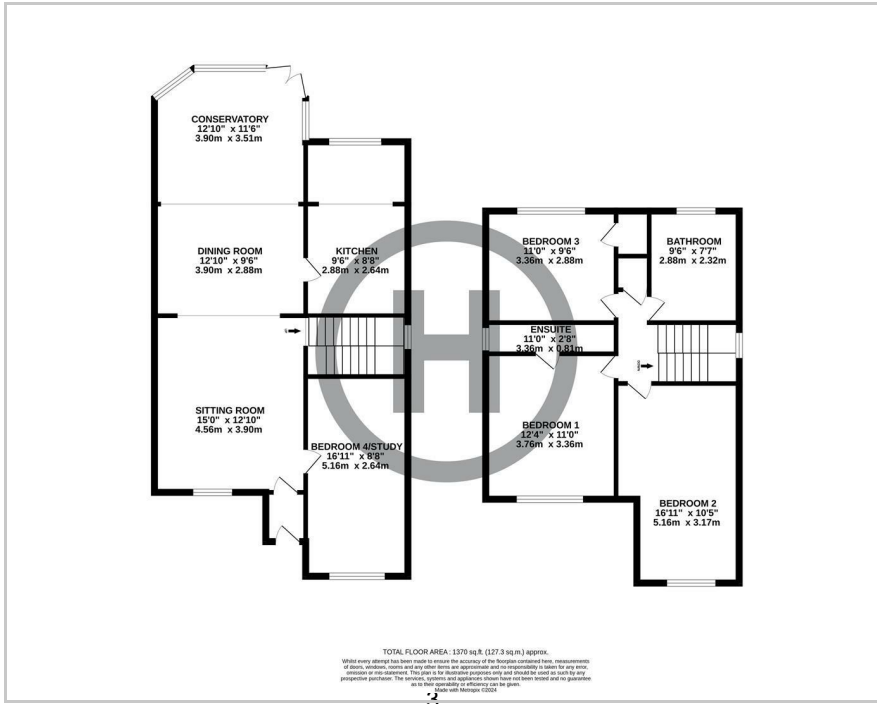
- Three Double Bedrooms to First Floor
- Handy Downstairs Fourth Bedroom
- Lounge, Dining Room & Conservatory
- Modern Kitchen and Bathroom
- Quiet Cul-De-Sac in Astley
- Ideal Location for Schools & Commuting
- Council Tax Band D
- Freehold

Viewing

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

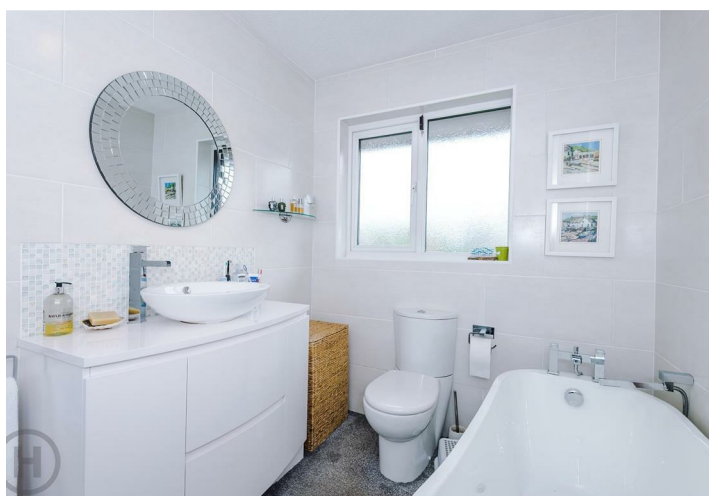


Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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