



# Higham Estate Agents



## 109 Henfold Road

Tyldesley, Manchester, M29 7FX

**£360,000**

HIGHAM ESTATE AGENTS are delighted to offer a fantastic, four / five bedroom family home located in on the idyllic Henfold Road in Astley. This extended property offers the perfect opportunity to secure a fantastic sized home with large kitchen family room, and is ideally situated a stones throw from Garrett Hall Primary School and a short walking distance to the ever popular guided bus way, shops and amenities.

In brief the property comprises an entrance hall providing access into the spacious sitting room with front facing bay window and door leading to an internal hall. Housing the stairs to the upper floor the hall also provides access into the versatile fourth bedroom, modern shower room and further door into the kitchen family room. This space gives the property the total wow factor, with spacious seating area with feature log burning fire sitting in an exposed brick chimney, dining area with beautiful vaulted ceiling with skylight windows, bi folding doors leading into the rear garden and internal door leading to the utility room. An all round great family space also housing the the modern kitchen with a range of wall and base units with complimentary work surfaces and space for appliances. Rising to the first floor the large landing space provides internal doors to the master bedroom located to the front of the property, double size second and third bedrooms, a fifth room currently used as an office space and modern three piece family bathroom. Externally to the front the property benefits a good size driveway providing off road parking for numerous vehicles, and to the rear a family sized garden with patio, decked and lawned areas.

- Four Bedrooms to First Floor
- Downstairs Bedroom & Shower Room
- Large Kitchen Family Room
- Separate Sitting Room to Front
- Ideal Location for Schools
- Council Tax Band C
- Freehold

### Viewing

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



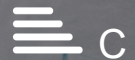
5



2



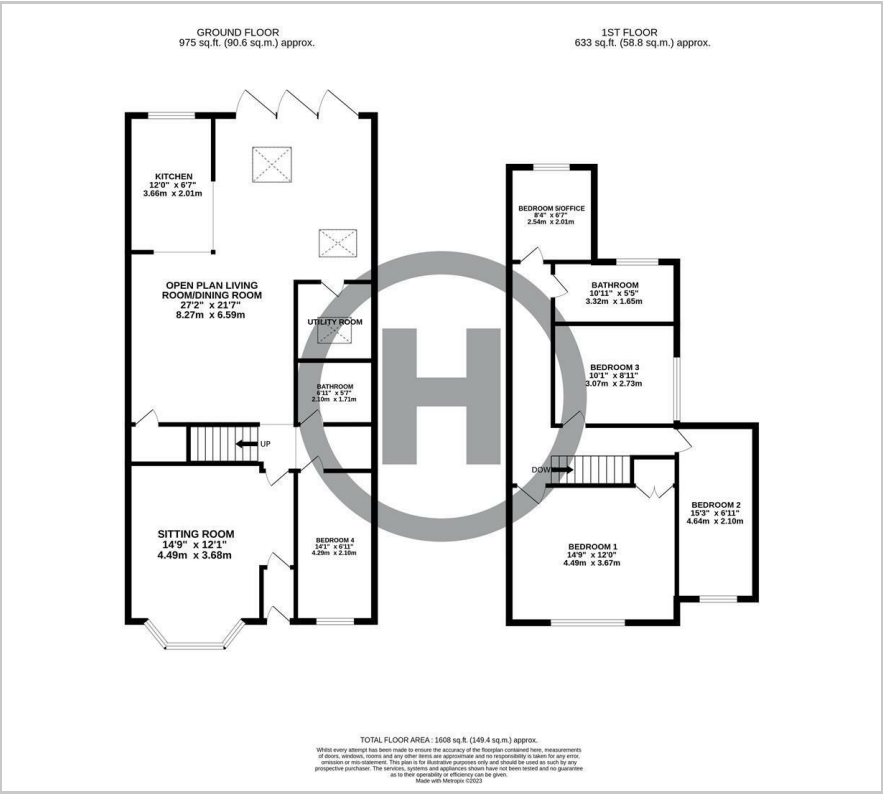
2



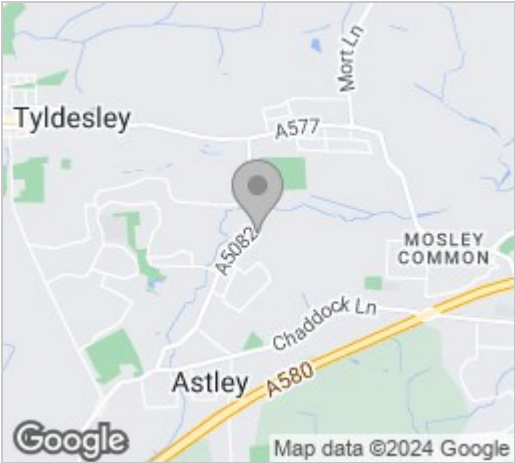
C



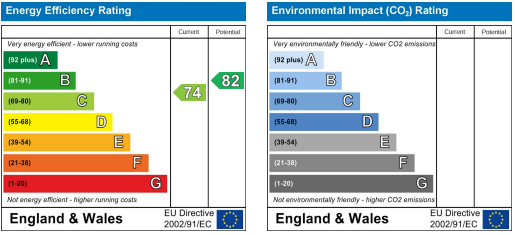
Floor Plan



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.