



Higham Estate Agents



30 Wayfarers Drive

Tyldesley, Manchester, M29 8RP

Offers over £300,000

HIGHAM ESTATE AGENTS are thrilled to present this generously sized semi-detached home spread across three floors, providing ample living space. With three double bedrooms, two reception areas, a driveway, and a garage, this home is perfect for a family. Perfectly situated just a short walk away from the highly sought-after guided bus route, the property also offers convenient access to the town center and all its amenities, such as schools, gyms, and shops.

The property features a welcoming entrance hallway that leads to the downstairs W.C. and an open doorway to the kitchen breakfast room. The kitchen includes modern wall and base units, a breakfast bar, integrated appliances, and a boiler. Additionally, from the hallway, you can access the spacious sitting room that leads to the conservatory at the rear of the house, offering a bright and airy atmosphere. Ascending to the first floor, you will come across two double bedrooms. The front bedroom features a built-in storage cupboard and two windows facing the front, while the larger rear bedroom has a window at the back. In between the two bedrooms, you will find the family bathroom, equipped with a bath, sink, W.C., and a UPVC window. As you reach the third floor, you will find the master suite. This spacious area comprises a bathroom with a W.C, sink, corner bath unit with an overhead shower, towel rail, and skylight window. Additionally, there is a double bedroom with a walk-in wardrobe and a window facing the front. Outside the front of the property, there is a side driveway for off-road parking with electric vehicle charging port included and access to a single semi-detached garage. A gate leads to the rear garden, which features a beautiful large patio area and artificial lawn, a low-maintenance space suitable for year-round use. In addition, the property is connected to all mains services, features UPVC double glazing and gas central heating. The property is leasehold, based on a 999 year lease from 2002.

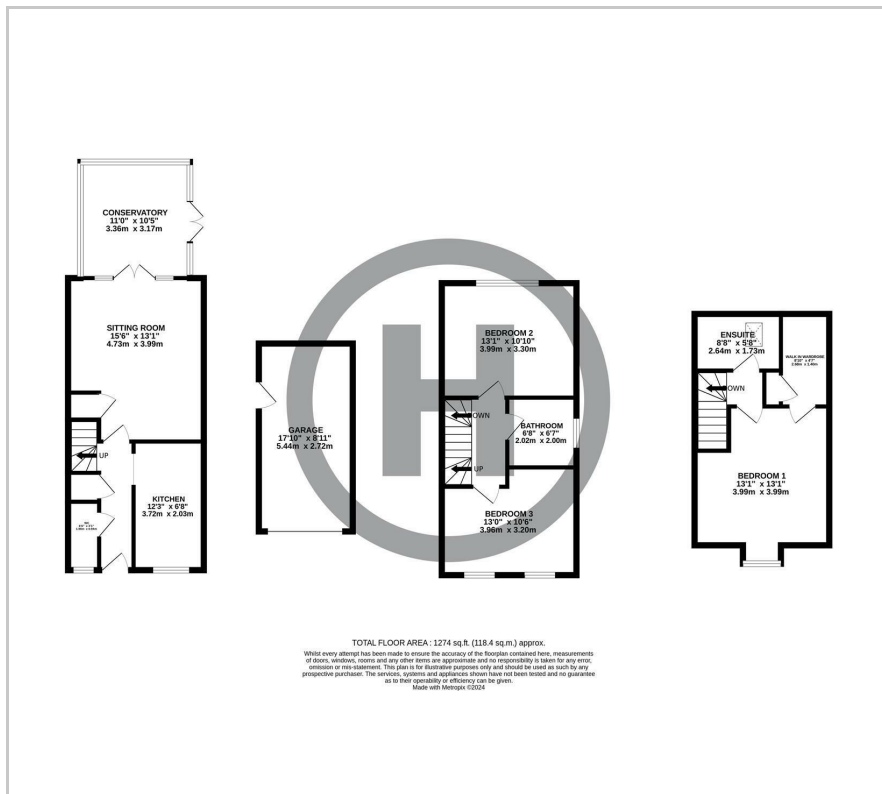
- Three Storey Living
- Three Double Bedrooms
- Two Reception Rooms
- Modern Throughout
- Quiet Cul de Sac Location
- Garage & Driveway
- Council Tax Band C
- Leasehold 999 years from 2002 £161 PA

Viewing

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



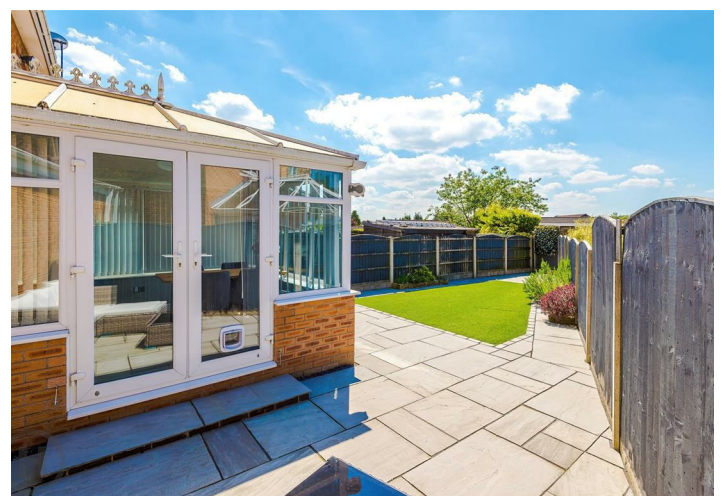
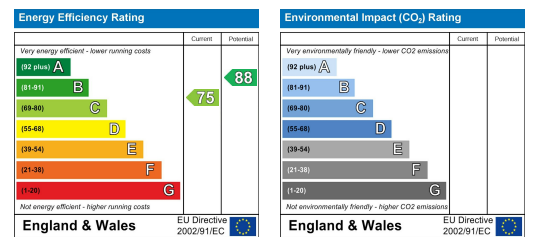
Floor Plan



Area Map



Energy Efficiency Graph



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.