



Higham Estate Agents



27 Peel Hall Avenue

, Tyldesley, M29 8TA

Offers over £400,000

HIGHAM ESTATE AGENTS are delighted to introduce this spacious detached family home for sale. Boasting three reception rooms, including a flexible second lounge, four well-proportioned bedrooms on the upper floor, driveway space, garage and a large garden. Situated in a superb location, within easy reach of schools, shops, Town Centre facilities, and convenient transport links, this property offers an ideal setting for a family home.

The property features an inviting entrance hallway with stairs leading to the first floor, a downstairs W.C., and doors opening to the living areas. A versatile second lounge at the front with front facing window can serve as a dining room or playroom, offering various possibilities. Towards the back, there is a sitting room for families, connected to a conservatory with patio doors leading to the garden, creating a bright and airy space. The hallway also provides access to the kitchen diner, equipped with modern wall and base units, housing integrated fridge, freezer, oven, grill and hob, complementing work surfaces, splashback tiling, space for further free standing appliances, a rear-facing window, an external door to the side, and a spacious dining area. On the first floor, you'll find a spacious master bedroom with built-in wardrobes, additional storage in the stair cupboard, and a beautiful three-piece en suite shower room. Additionally, there are three well-proportioned bedrooms and a family bathroom with a three-piece suite and an over-bath shower. The property includes a generous front driveway for off-road parking, providing access to the integrated garage. At the rear, you will find a lovely garden with both patio and lawn areas with Mature shrubs and borders.

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

- Four Bedroom Detached
- Three Reception Areas
- Beautiful Outlook to the Front
- Good Size Rear Garden
- Modern Kitchen & Bathrooms
- Ideal Location in Tyldesley
- 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.



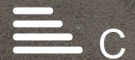
4



3



3



C

