



Higham Estate Agents



28 Humber Road

Tyldesley, Manchester, M29 7HL

Offers over £215,000

HIGHAM ESTATE AGENTS are thrilled to present a generous three-bedroom semi-detached residence for sale in the highly desirable Astley area, with no onward chain. Situated within the catchment zones of exceptional local primary and high schools, this property is perfect for families.

The property features an entrance porch leading to a spacious sitting room, connected by an open archway to the kitchen dining area. The kitchen includes a variety of wall and base units, complemented by work surfaces, space for appliances, a dining area, two rear-facing windows, and a door to the rear garden. Upstairs, there are three well-proportioned bedrooms and a three-piece family bathroom, with a fixed staircase leading to the loft room. The loft room, previously used as a bedroom, benefits from a rear extension that creates a taller ceiling space and fitted storage. Externally, the property features a well-maintained lawn and a shared driveway for parking. The driveway runs between neighboring properties towards the semi-detached garages, providing ample storage space. At the back, there is a low-maintenance paved garden with a wooden gate that leads to the garages.

In addition the property benefits UPVC double glazing, is warmed by gas central heating and is connected to all mains services. We are aware the property is leasehold on 999 year lease from 30 September 1965 and we are informed a payment of £12.50 is paid twice annually.

Please note these details are yet to be approved by the vendor.

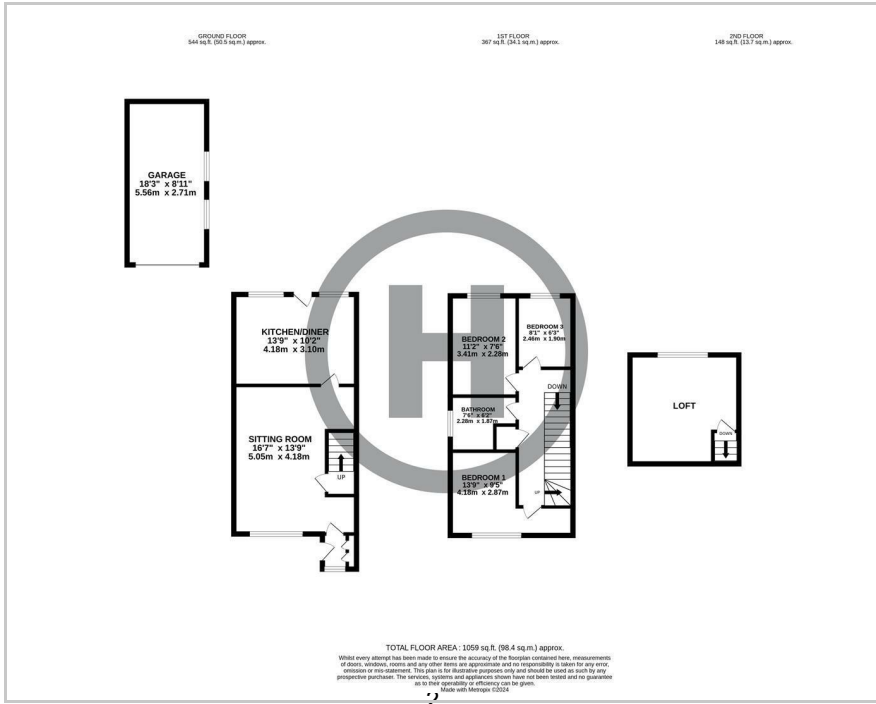
- Three Bedroom Semi Detached
- Additional Loft Room
- No Onward Chain
- Prime Astley Location
- Council Tax Band C
- Annual Ground Rent £55

Viewing

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

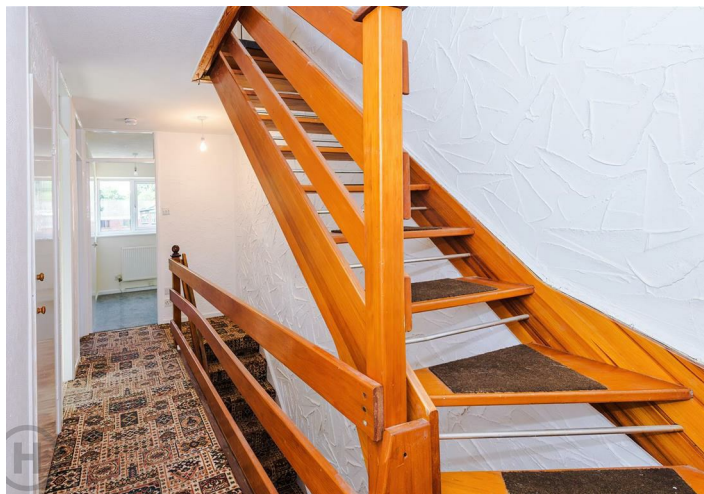


Floor Plan



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	

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	



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.