



Higham Estate Agents



22 St. Ambrose Road

Tyldesley, Manchester, M29 7DE

Offers over £250,000

HIGHAM ESTATE AGENTS are thrilled to present an expansive two-bedroom bungalow in Astley, available with no onward chain. Situated off the quiet South Lane, the property is conveniently within walking distance to local shops and amenities. Additionally, supermarkets and nearby town centers are just a short driving distance away for added convenience.

Internally, this property features a spacious hallway that provides access to the bedrooms, bathroom, and sitting room. The sitting room, with a front-facing window, connects to the kitchen via an internal door. The kitchen dining room is well-sized and includes various wall and base units, splashback tiling, an oven, hob, fridge, and a PVC door leading to the conservatory. The conservatory offers electric heaters and A.C unit, additional utility space, patio doors overlooking the rear garden, and a PVC door to the front leading to the carport. Back in the entrance hallway, there is access to the master bedroom at the front with fitted wardrobes, a generous second bedroom, and a four-piece family bathroom with a corner bath and shower cubicle. Noteworthy features in the bathroom include a pull-down loft ladder accessing the fully boarded loft space housing the boiler and with skylight windows. Externally, the property features a low-maintenance front garden with metal double gates leading to the driveway parking. Additionally, there is a PVC carport to the side with a door that leads into the conservatory. Towards the rear, you will find another low-maintenance garden.

In addition the property is leasehold based on a 999 year lease and an approximate ground rent payment of £7.50 is paid annually, is warmed by gas central heating and offers UPVC double glazing throughout.

Please note these details have not yet been approved by the vendor.

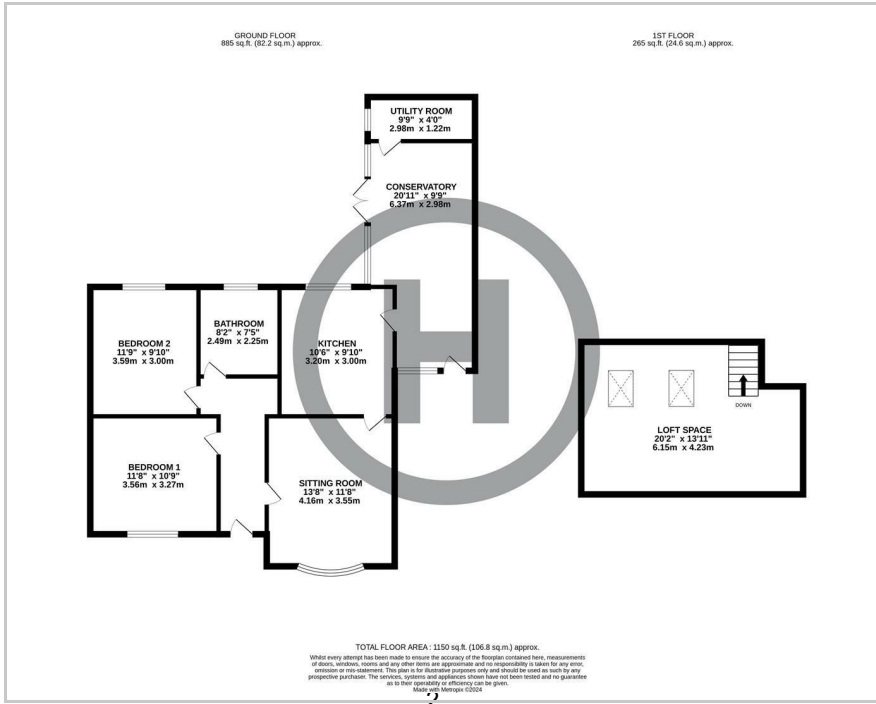
Viewing

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

- Two Bedroom Bungalow
- Driveway Parking to Front
- Prime Location in Astley
- No Onward Chain
- Council Tax Band B
- Leasehold 999 years £7.50PA



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		

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		

EU Directive 2002/91/EC



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