



Higham Estate Agents



35 Caldwell Avenue

Astley, Tyldesley, M29 7EA

£170,000

HIGHAM ESTATE AGENTS are pleased to introduce this three-bedroom mid mews property in Astley for sale, with no onward chain. This residence offers a high degree of privacy, positioned on a street without vehicle access and includes a separate garage. Conveniently situated within the catchment areas of outstanding local primary and high schools, as well as being in close proximity to local amenities and transportation connections, making it a perfect choice for various buyers.

The property features an entrance porch that leads to a spacious living area. The open plan layout includes a generous sitting area with a front-facing window, open to a dining space with sliding doors overlooking the rear garden, and open to the kitchen. The kitchen is equipped with wall and base units, complimentary work surfaces, an integrated oven and hob, as well as space for additional appliances and a rear-facing window. Ascending to the first floor, you will discover a generous master bedroom with a large front-facing window and built-in wardrobes, a double-sized second bedroom at the back, a single but decently sized third bedroom, and a contemporary three-piece family bathroom with an overhead shower above the bath. There is a peaceful garden at the back, featuring both a patio and a lawn. The property also features a lawned front garden that enhances its setting. The separate garage is situated at the upper end of the street among a row of garages.

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

- Three Bedroom Mid Mews
- No Onward Chain
- Astley Location
- Separate Garage
- Council Tax Band A
- Freehold

Viewing

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



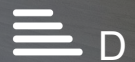
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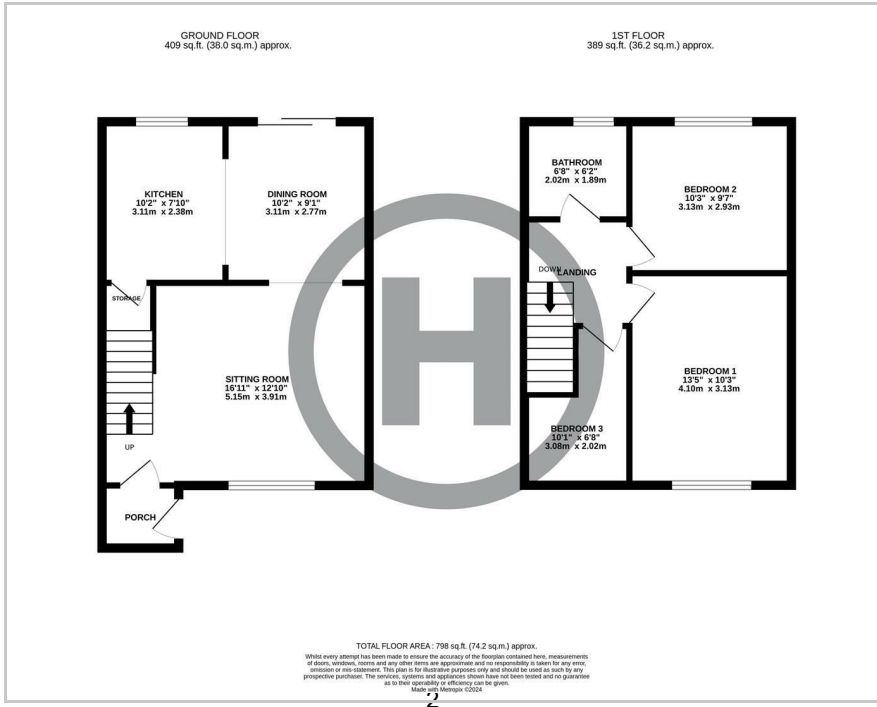


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Floor Plan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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