



Higham Estate Agents



21 Astley Hall Drive

Tyldesley, Manchester, M29 7TX

£510,000

HIGHAM ESTATE AGENTS proudly present an exceptional opportunity in the sales market – a remarkable four-bedroom executive detached home situated in a prime cul-de-sac location within the esteemed Astley Hall Drive vicinity near the charming 'Dam House'. This exquisite property boasts spacious and adaptable living spaces, meticulously crafted with family lifestyle at the forefront. Conveniently positioned for easy reach of the A580 East Lancashire Road, local schools, and various amenities, making it the perfect family residence.

- Executive Four Bedroom Detached
- Three Reception Areas
- Double Garage
- Four Well Proportioned Bedrooms
- Immaculately Presented Throughout
- Near The Charming 'Dam House'
- Freehold
- Council Tax Band F

Viewing

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



4



3

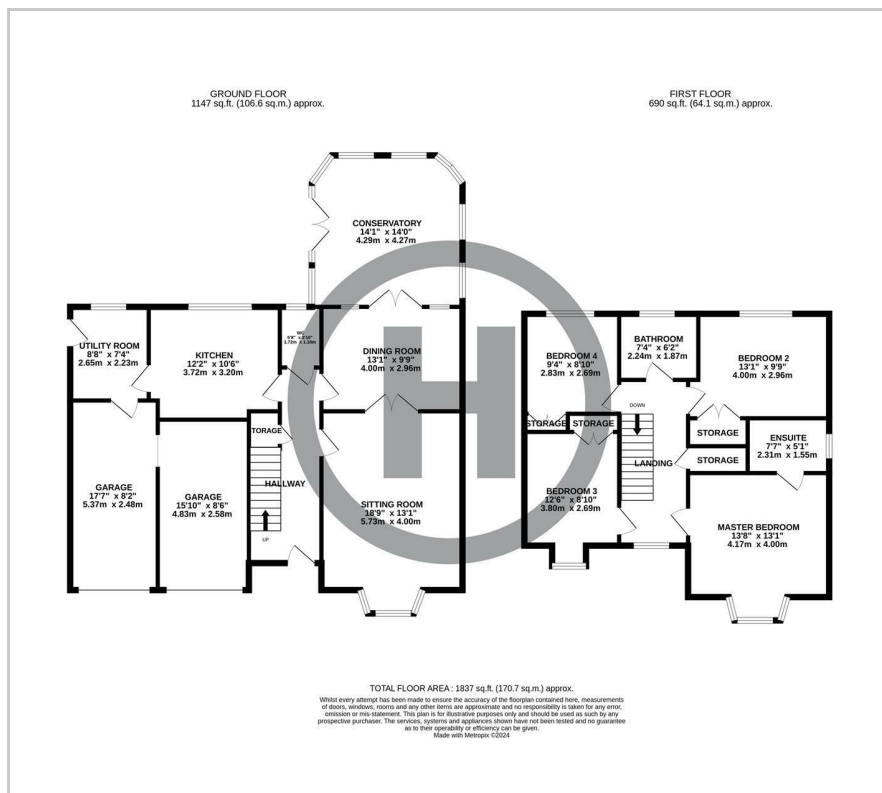


3



C

Floor Plan



Energy Efficiency Rating

Rating	Current	Potential
82 (plus) A		
81-81 B		
69-60 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current: 71 Potential: 81

Environmental Impact (CO₂) Rating

Rating	Current	Potential
12 (plus) A		
11-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-30 G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

Current: 18 Potential: 21



Property Description

Property Description
The property features a large, inviting entrance hallway with stairs to the upper floor, a downstairs W.C., and internal doors leading to the living areas. The spacious sitting room provides ample room for a large family, with an impressive bay window facing the front and internal double doors leading to the dining room. The dining room connects back to the hallway and leads to the stunning UPVC conservatory through wooden double doors, which has patio doors opening into the garden. Positioned on the opposite side of the hallway, the kitchen offers plenty of storage space with various wall and base units, a convenient breakfast bar, a rear-facing window, and a door leading to the utility room. The utility room includes a rear-facing window, an internal door to the garages, and a door to the side garden. Ascending to the first floor reveals a spacious master bedroom with ample storage, an impressive bay window facing the front, and an en-suite shower room. Additionally, there are three other well-proportioned bedrooms, each equipped with storage, and a contemporary family bathroom with a three-piece suite to complete the upper level. Outside, the property features a generously sized driveway at the front for multiple vehicles, leading to a double garage with up-and-over doors. A charming porch guides you to the front entrance. At the back, a stunning garden includes both a patio and grassy areas adorned with mature shrubs and borders. Additionally, this Freehold property is of traditional construction, is connected to all main supplies and showcases charming double-glazed wooden windows throughout.

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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.