



Higham Estate Agents



36 Ely Drive

Tyldesley, Manchester, M29 7RL

£235,000

HIGHAM ESTATE AGENTS are excited to present a three-bedroom semi-detached home situated in the heart of Astley on the sought-after 'Stour Road' estate. This family home provides spacious living spaces, a private rear garden, and driveway parking. It is conveniently located close to several exceptional Primary Schools and falls within the catchment area of Fred Longworth High School. Nearby, you can find a variety of excellent dining options, pubs, shops, and amenities, making it an ideal choice for a family home.

In summary, the property features a convenient porch that leads into a spacious sitting room with a front-facing bay window, stairs to the upper floor, and useful under stair storage. An open archway connects to the kitchen diner, which includes modern features such as a variety of wall and base units, complementary work surfaces, integrated oven and hob, ample space for standalone appliances, and a large dining space. Additionally, patio doors open out to the rear garden. Upstairs, the first floor features a large master bedroom at the front of the house with a window facing the front, followed by two more generously sized bedrooms at the rear, each with rear-facing windows. The upstairs is rounded off with a three-piece family bathroom that includes an over-bath shower and a side elevation window. Additional benefits include a half boarded loft with pull down ladder and garden storage shed with electricity. The property features a driveway at the front for off-road parking, as well as a well-maintained lawn. Towards the rear, there is a spacious garden with mature shrubs and borders for added privacy, along with a lawn and patio area.

In addition, the property is of traditional construction and connected to all mains services and features UPVC double glazing and gas central heating. Please note this property is leasehold, on a 999 year lease from 1970 and the current owner pays £61 PA ground rent.

- Three Bedroom Semi Detached
- Driveway Parking
- Private Rear Garden
- Located within the Heart of Astley
- Leasehold 999 Years £61 PA
- Council Tax Band B

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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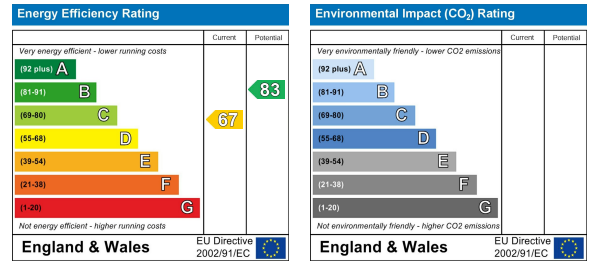
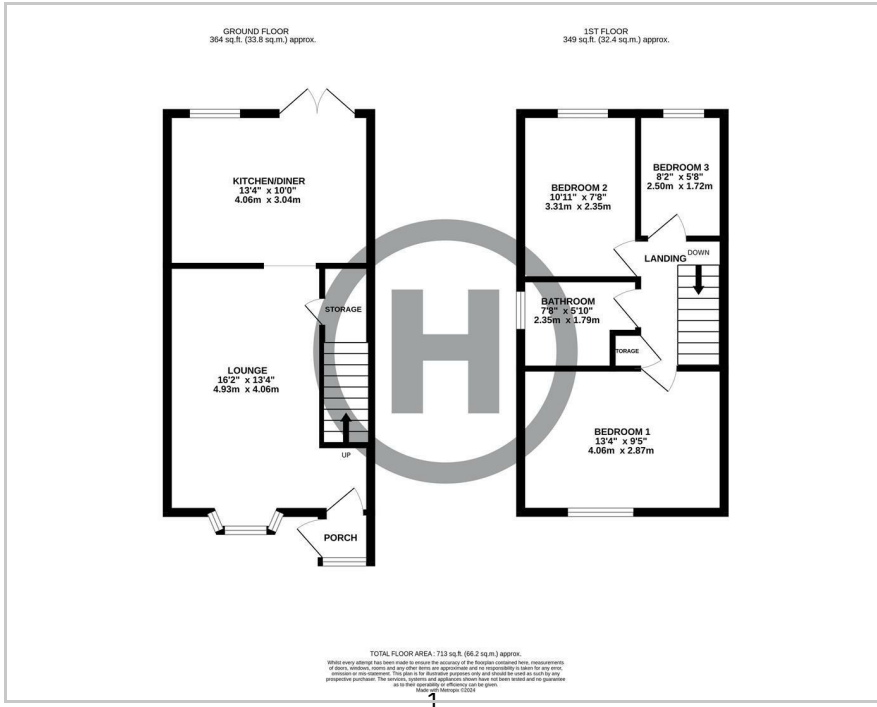


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Floor Plan



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