



Higham Estate Agents



9 Brindlehurst Drive

Astley, Tyldesley, M29 7NG

Offers over £240,000

HIGHAM ESTATE AGENTS are pleased to present a pristine two-bedroom semi-detached home situated in the heart of Astley. Positioned in a prime location, it is in proximity to outstanding schools, shops, and a short distance from various local amenities and transportation links, catering to a wide range of potential buyers. This sought-after location in easy walking distance and gateway to Bridgewater Canal, Astley Point Development, RHS Bridgewater. This is a great house situated in a family friendly community. Perfectly proportioned to accommodate the young family or first time buyer. Beautifully presented throughout, its simply move in condition.

- Two Double Bedrooms with Fitted Wardrobes
- Modern Kitchen & Bathroom
- Well Maintained Private Rear Garden
- Driveway Parking
- Immaculate Throughout
- Located in the Heart of Astley
- Council Tax Band B
- Leasehold £25 PA 999 Years from 1980

Viewing

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



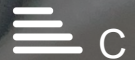
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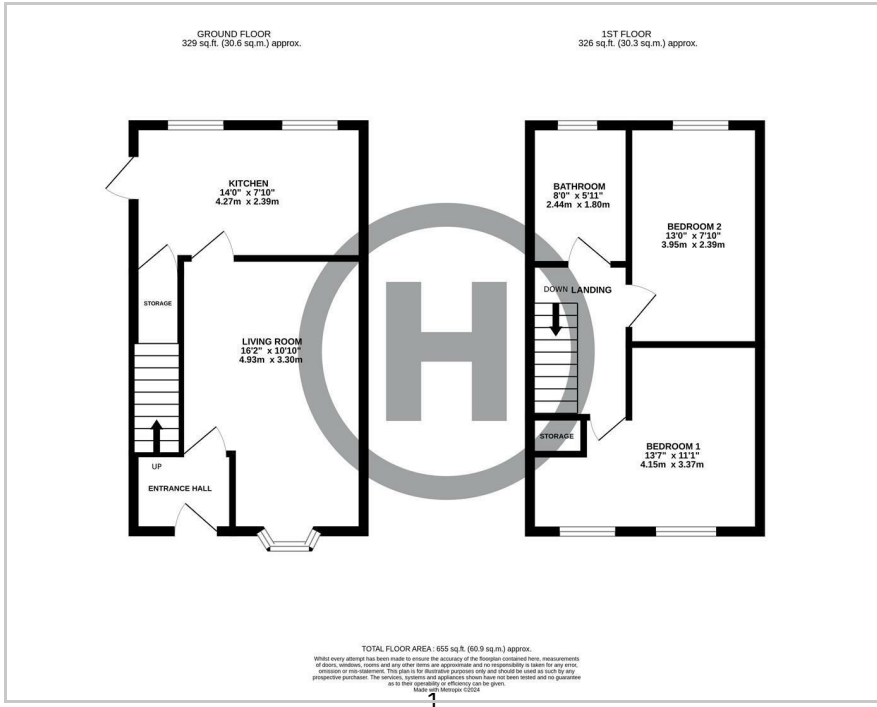


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			87
(92 plus) A			
(81-91) B			
(69-80) C		70	
(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.