



# Higham Estate Agents



## 1 Porthleven Crescent

Tyldesley, Manchester, M29 7FZ

**Offers over £290,000**

HIGHAM ESTATE AGENTS are pleased to present this spacious dormer bungalow in the highly esteemed Astley area, off Bodmin Road. The property features generous living space, three well-proportioned bedrooms, and low-maintenance front and rear gardens with a driveway on the side. Conveniently situated for access to local shops, schools, and amenities, this residence is perfect for commuters with easy reach to the A580 and the Guided Busway to Manchester.

Upon entering, there is an entrance porch that leads to the internal hallway. The hallway features stairs leading to the upper floor and internal doors to the various rooms. On the ground floor, there is a spacious dining room with a side-facing window and internal doors that lead to the generous-sized sitting room. The sitting room has patio doors that open to the rear garden. Additionally, the kitchen, which is accessible from the sitting room, includes a range of wall and base units, an integrated oven and hob, space for other appliances, a side-facing window, and a door that leads to the rear garden. Completing the downstairs area is a double bedroom with a side-facing window, fully fitted wardrobes, and a three-piece shower room. The expansive landing on the first floor leads to two more rooms. The master bedroom boasts a generous size, a large front-facing window, and built-in storage. The third bedroom is a good size for a single room, with a rear-facing window and a storage cupboard. Externally, the property boasts a wrap-around front and side lawn, with a driveway that leads to the semi-detached garage on the opposite side. To the rear, an enclosed garden with lawned and patio areas.

Additionally, this freehold property is of traditional construction, features UPVC double glazing, is heated by gas central heating, and is connected to all mains services.

- Three Bedroom
- Dormer Bungalow
- Prime Astley Location
- Two Reception Rooms
- Driveway Parking & Garage
- Council Tax Band C
- Freehold

### Viewing

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



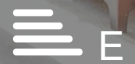
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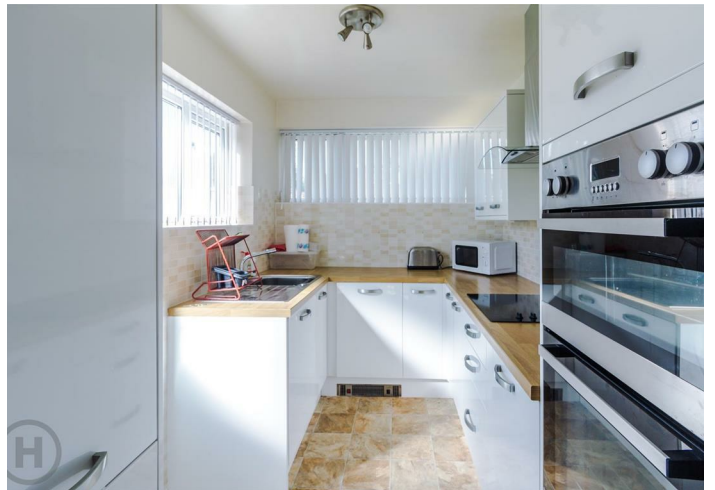
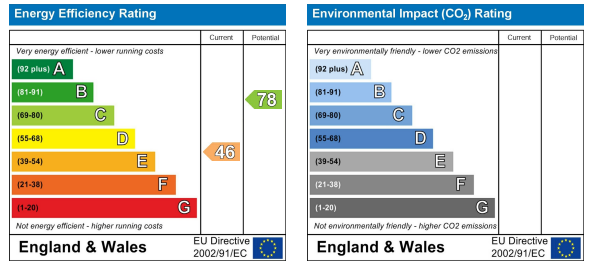
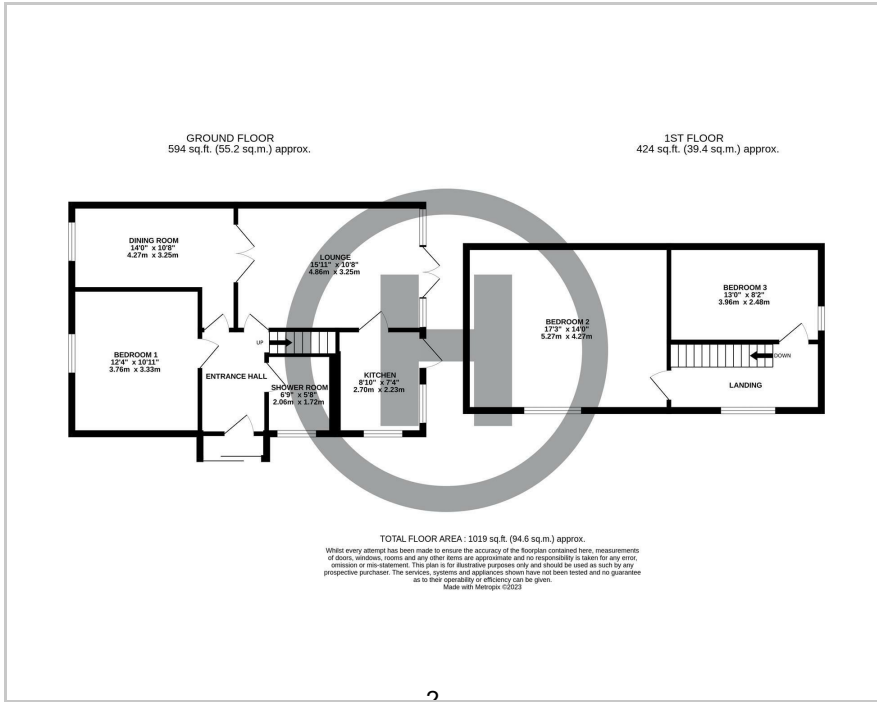
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E



# Floor Plan



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