



# Higham Estate Agents



## 7 Thorncroft Avenue

Tyldesley, Manchester, M29 7TA

**Offers over £280,000**

HIGHAM ESTATE AGENTS are delighted to offer for sale this stunning FOUR bedroom town house located in the ever popular Gin Pit area in Astley. This family home offers deceptively spacious living accommodation with a large kitchen family room, three bathrooms, large first floor sitting room plus four good size bedrooms. In addition the property is ideally located for a range of local amenities, the picturesque village offers beautiful open walks, access to sporting groups and is ideally situated a short walking distance to the popular guided bus way to Manchester.

The property comprises a large, welcoming entrance hallway housing the stairs to the upper floor, downstairs w.c and door leading through to the kitchen diner. This simply stunning area consists a range of modern wall and base units with complimentary worktops and integrated appliances, access into the utility room and dining area with patio doors over looking the rear garden. Rising to the first floor you will find a good size sitting room located to the front of the property with two front facing windows with stunning open views, a good size bedroom also sits on this floor with modern three piece en-suite bathroom. Rising to the second floor sits two double bedrooms, a good size fourth bedroom and a modern three piece family bathroom. Externally to the front the property benefits high degree of privacy being tucked away down a quiet street with no vehicular access and stunning open views, residential parking can be found at the top of the street. Complimenting this property is a beautiful rear garden which offers artificial lawn and patio area. The property also benefits from two allocated car parking spaces in a gated electronic car park.

Please note a service charge is payable on a variable rate. The last invoice for the period April 2022 - April 2023 was £350. The seller has also advised that ground rent is approximately £320 per year but this should be verified by your legal representative.

- Four Bedroom
- Mid Mews Property
- Deceptively Spacious Throughout
- Popular Gin Pit Village Location
- Stunning Views to Front
- Council Tax Band D
- Leasehold 250 Years £320 PA
- Service & Management fees £350 PA

### 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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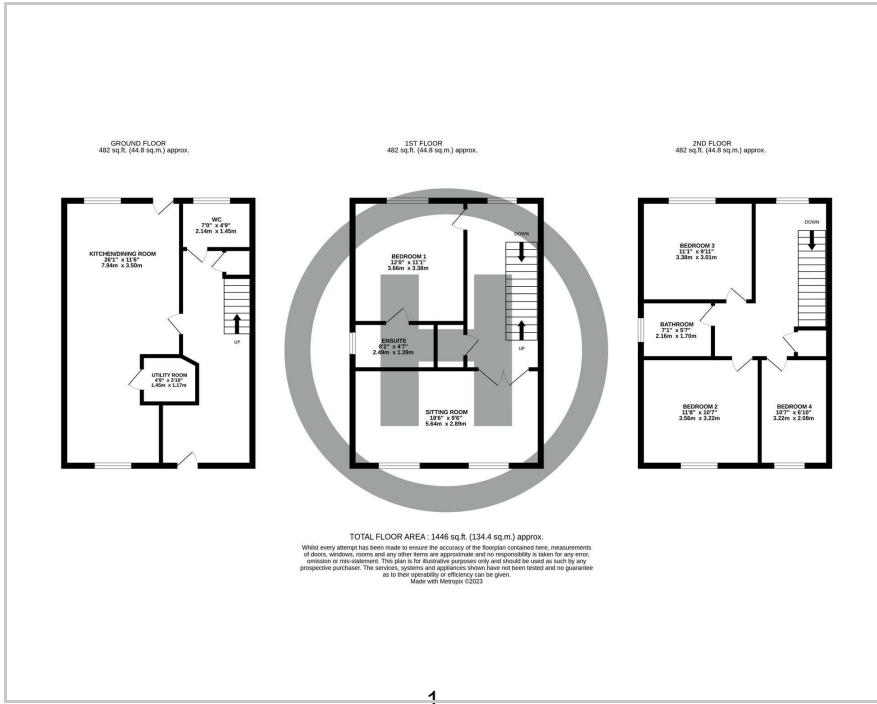
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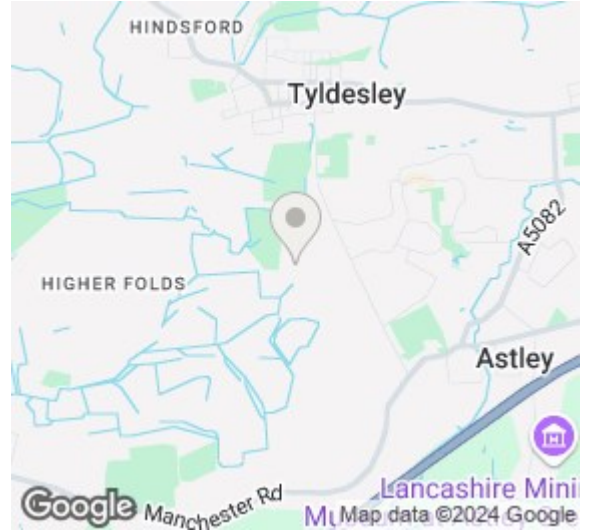
# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			89
(92 plus) A			
(81-91) B		80	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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