



Higham
Estate Agents



23 Turnberry Close

Tyldesley, Manchester, M29 7QL

Asking price £350,000

HIGHAM ESTATE AGENTS are thrilled to present for sale a surprisingly spacious, extended link-detached home. This property provides ample living space for families, featuring a living room, dining area, a stunning kitchen family room, three generously sized bedrooms, along with driveway parking and a beautifully landscaped rear garden! Situated just off the highly sought-after Bodmin Road in Astley, this home is conveniently located near excellent schools, shops, and amenities, as well as the popular guided busway.

- Three Bedroom Link Detached
- Stunning Kitchen Family Room
- Open Plan Sitting & Dining Room
- Study, Utility Room & Garage
- Beautiful Rear Garden
- Driveway Parking
- Leasehold 999 years £55 PA
- Council Tax Band D

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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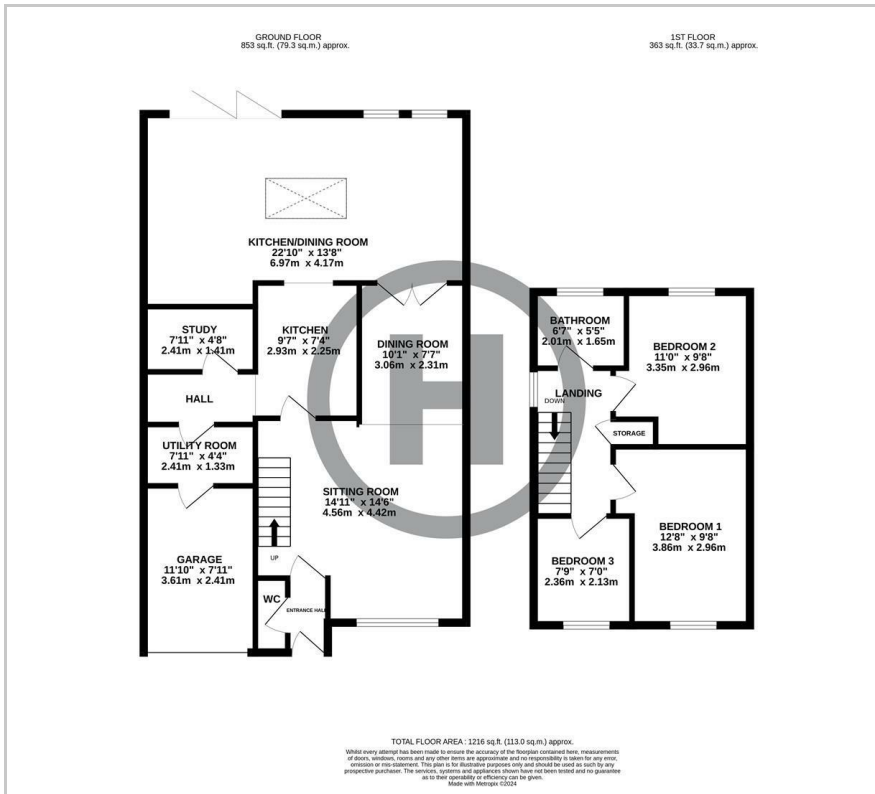
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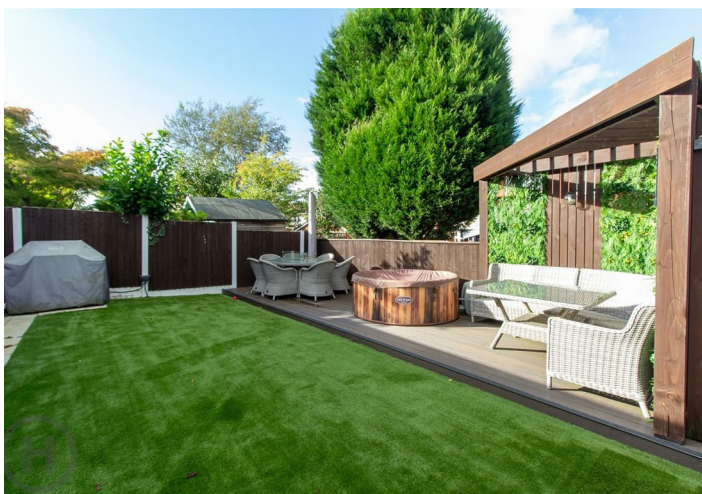


Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 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	



Property Description

The property features an entrance hall complete with a downstairs W.C. and a door leading into the living room. This spacious area boasts a front-facing window and stairs leading to the first floor, adorned with a striking glass and wood banister. The sitting room seamlessly connects to the dining area with double internal doors that open into the kitchen family room. An internal door from the living room leads to a hallway that provides access to the study and utility room, which includes a door to the garage. Returning to the open hallway, you'll discover an array of floor-to-ceiling storage cupboards and an open archway that leads to the stunning kitchen family room. This area truly impresses, featuring beautifully designed kitchen storage with an integrated oven and hob, along with an island. The generous dining area is enhanced by double-glazed bi-folding doors that open onto a sunny rear patio, and a double-glazed sky lantern floods the room with natural light. Additionally, this space includes a cozy sitting area, making it the perfect family room.

Ascending to the first floor, you'll find a generous landing area that features a side-facing window and provides access to the bedrooms. The master bedroom is located at the front of the property, boasting a front-facing window. At the rear, the spacious second bedroom includes a beautifully designed set of fully fitted wardrobes and a rear-facing window. The single-sized third bedroom is also situated at the front and comes with fitted furniture. Completing the upper level is the family bathroom, which showcases a modern three-piece suite, including an over-bath shower, a rear-facing window, and stylish wall and floor tiling.

The exterior of the property features a shared access, private driveway leading to garage storage equipped with roller door. At the back, you'll find a stunning, low-maintenance garden that includes a patio area, seamlessly connecting to the kitchen through bi-folding doors—ideal for alfresco dining. The garden also boasts an artificial lawn and raised decking with a built-in pergola, creating a fantastic space for family enjoyment and entertaining.

Additionally, the property is leasehold with a 999-year lease starting from 1991 and requires an annual ground rent payment of £55. Moreover, the property is of traditional construction, features UPVC double glazing, is heated by gas central heating, and is connected to all mains services.

Additional Information

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.

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