



5 Chiltern Way

Tyldesley, Manchester, M29 7QA

Asking price £220,000

HIGHAM ESTATE AGENTS are pleased to present a two-bedroom, semi-detached bungalow for sale, nestled in a peaceful cul-de-sac in Astley. Conveniently situated off the well-regarded Stour Road, this property provides easy access to local shops and amenities. Featuring spacious living areas and a large rear garden, this home is available with no onward chain.

- Semi Detached Bungalow
- Two Double Bedrooms
- Detached Single Garage for Storage
- Modern Shower Room
- Quiet Cul de Sac in Astley
- No Onward Chain
- Council Tax Band B
- Freehold

Viewing

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



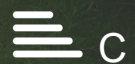
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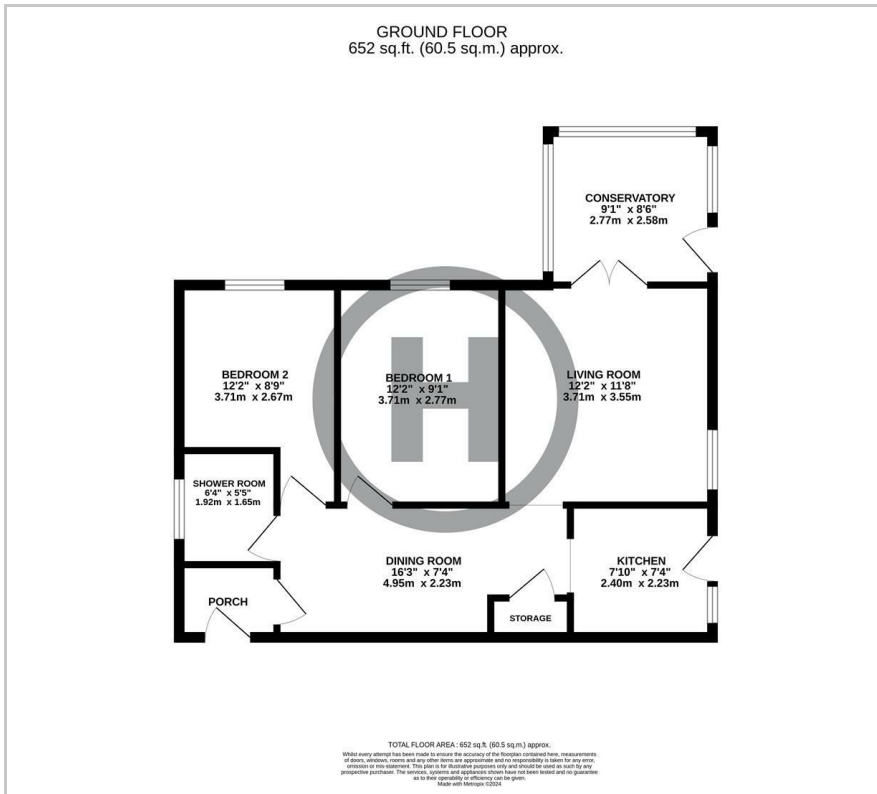


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			
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(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 porch equipped with a convenient storage cupboard, leading into the dining area. This space serves as a hallway to the other rooms, but it's also spacious enough to accommodate a dining area and includes an additional useful storage cupboard. Positioned at the back of the property, the sitting room features a side-facing window and patio doors that lead into the conservatory, creating a bright and open atmosphere. The conservatory includes a door providing access to the rear garden. Adjacent to the sitting room, the kitchen boasts a galley-style layout, complete with contemporary high-gloss wall and base units, space for appliances and a door that opens to the side garden. The two spacious double bedrooms are located quietly at the back of the property, each featuring fully fitted wardrobes and windows that face the rear. The internal layout is completed by a contemporary three-piece shower room, which includes a W.C., sink, corner shower cubicle, chrome heated towel rail, and a side-facing window. At the front of the property, there is a shared access driveway for parking, complemented by a pathway that leads to the detached garage for additional storage on the side. The current owners have also constructed a convenient access ramp for easier entry to the front door. At the back of the property, the garden is divided into distinct sections. You'll discover a beautifully maintained lawn adorned with decorative shrubs and borders, which leads to a charming patio area. Continuing around to the side, there's an additional patio space alongside an artificial lawn section, complete with an iron gate that provides access to a nearby cul-de-sac, conveniently located next to the kitchen. Additionally this freehold property is of traditional construction, boasts UPVC double glazing, is connected to all mains services and is warmed by gas central heating.

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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