



Higham
Estate Agents



3 Meadway

Tyldesley, Manchester, M29 8XE

£225,000

HIGHAM ESTATE AGENTS are thrilled to present for sale a charming two-bedroom semi-detached bungalow positioned on a corner plot at the end of a peaceful cul-de-sac. Nestled off the sought-after Heathfield Drive in Tyldesley, this property is conveniently located near transport links and just a short distance from local amenities in both Tyldesley and Walkden.

- Two Bedroom Semi Detached Bungalow
- Car Port with Electric Door
- Spacious Sitting Room
- Good Size Kitchen Diner
- Quiet cul-de-sac Location
- No Onward Chain
- Wigan Council Tax Band C
- Leasehold 950 Years £6PA

Viewing

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



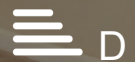
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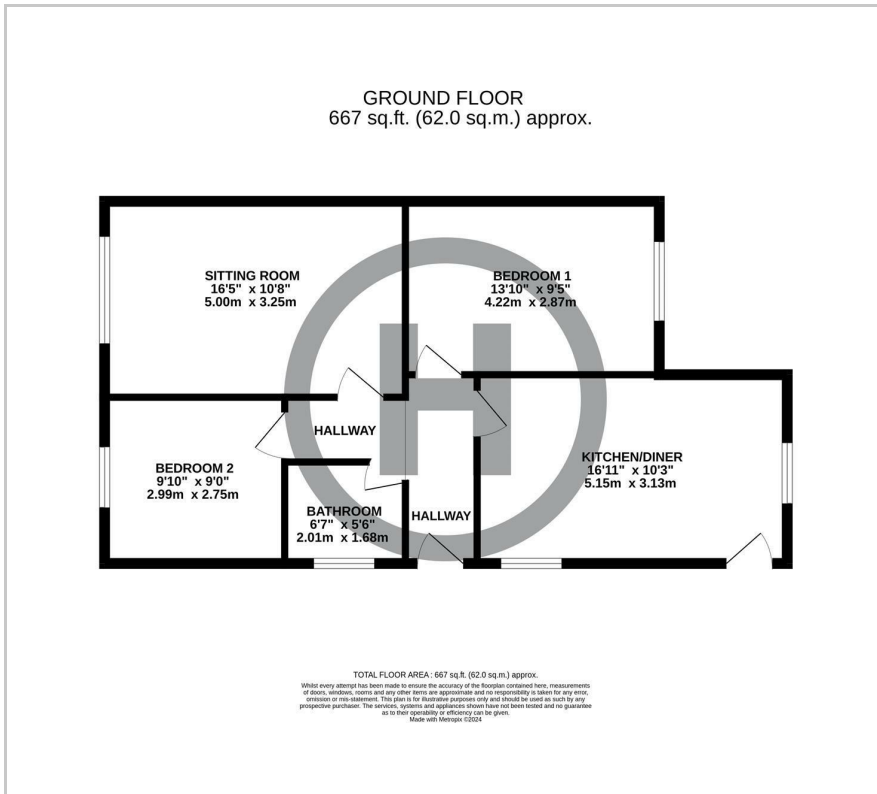


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			64
(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			
		EU Directive 2002/91/EC	



Property Description

Internally the property features an entrance hallway that leads to the living areas. At the front, you'll find a generous sitting room, complete with a front-facing window and a charming electric fireplace. Adjacent to it is a good-sized second bedroom, also benefiting from a front-facing window. As you move towards the back, you'll discover the spacious master bedroom, which has a rear-facing window. Continuing further, the expansive kitchen diner offers dual-aspect windows on the side and rear, providing ample space for a dining area. The kitchen is equipped with a variety of wall and base units, complemented by work surfaces, a hob, and an oven, along with room for additional freestanding appliances. Additionally, there is a side-facing door that leads out to the carport, granting access to the rear garden. The family bathroom completes the interior space, featuring a W.C., sink, and a bath equipped with an overhead electric shower. It includes wall and floor tiling, along with a window facing the side. Additionally, the property features a loft space accessible via a pull-down ladder, leading into a boarded loft that includes a Velux window.

The exterior of the property features a beautifully maintained lawn and a driveway that leads to a carport equipped with an electric roller door, ensuring secure parking and storage. A side door from the carport grants access to the interior which leads to the doors of the bungalow. At the back, you'll find a well-kept garden with a lawn and mature borders that enhance privacy, along with a cozy patio area.

In addition, the property is leasehold with a 950-year lease and an annual ground rent of £6. It features traditional construction, is connected to all main services, and includes UPVC double glazing. Due to the circumstances surrounding the sale, there are certain details the current owners are unaware of, so an internal inspection is advised.

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.