



Higham Estate Agents



18 Parkfield Drive

, Tyldesley, M29 8QJ

£300,000

HIGHAM ESTATE AGENTS are delighted to present an immaculate three-bedroom link-detached home for sale. Nestled in a sought-after residential neighborhood, this property is conveniently located just a short distance from local shops and amenities, as well as beautiful areas perfect for outdoor strolls.

Offering ample space for families, this property features a generous sitting room, a dining area, a conservatory, and a kitchen. It includes three well-sized bedrooms, a family bathroom, and a garage for additional storage.

- Three Bedroom Home
- Open Plan Living Room & Dining Room
- Conservatory to Rear
- Good Size Bedroom with Fitted Storage
- Driveway & Garage to Front
- Beautifully Presented Rear Garden
- Freehold
- Council Tax Band C

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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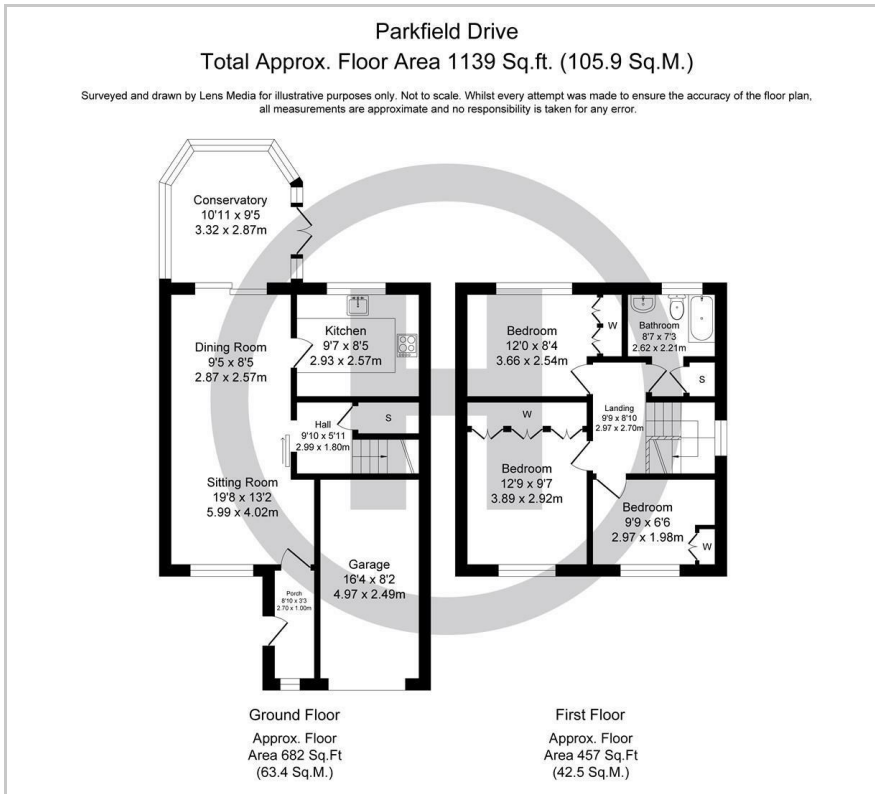


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 porch that leads through an internal door into the sitting room. This generous space boasts a front-facing window and flows seamlessly into the dining area, making it an ideal setting for families. From the dining room, patio doors provide access to the conservatory, which opens out to the garden. Additionally, the dining room connects to the beautiful kitchen, equipped with a variety of wall and base units, some integrated appliances, and room for additional free-standing appliances. This area is enhanced by stylish work surfaces, splashback tiling, and a rear-facing window. An inner hallway, accessible from the sitting room, leads to the staircase that ascends to the upper floor. On the first floor, you'll find a generous master bedroom situated at the front of the property, complete with fitted wardrobes. The second double bedroom is located at the back, featuring a rear-facing window and also equipped with fitted wardrobes. The well-sized third bedroom is positioned at the front, boasting a front-facing window. Rounding out the internal accommodations is a contemporary family bathroom, which includes a W.C., sink, P-shaped bath with an over-bath shower, a heated chrome towel rail, and a rear-facing window.

The property features an attractive block-paved driveway at the front, providing off-road parking that leads to the attached single garage with an up-and-over door. At the back, the well-kept garden presents a patio area alongside a lawn adorned with decorative shrubs and borders, creating an excellent space for families to enjoy.

Furthermore, this freehold property features traditional construction, is heated by gas central heating, includes UPVC double glazing, and is connected to all main 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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