



# Higham Estate Agents



## 25 Salisbury Way

Astley, Manchester, M29 7WD

**£250,000**

HIGHAM ESTATE AGENTS are thrilled to present this surprisingly spacious three-bedroom semi-detached house for sale. It features a fantastic kitchen family room equipped with beautiful kitchen units and an expanded living area that opens up to the garden through bi-folding doors. Furthermore, the property includes an extended loft that creates a generous second bedroom with an ensuite shower room! This ideally sized family home is situated in a peaceful cul-de-sac just off the desirable Stour Road area in central Astley. With outstanding schools, shops, family-friendly pubs, and transport links nearby.

- Three Bedroom Semi Detached
- Loft Conversion with Ensuite Shower Room
- Stunning Open Plan Kitchen Family Room
- Four Piece Family Bathroom
- Prime Astley Location
- No Onward Chain
- Council Tax Band B
- Leasehold 999 Years £120 PA

### Viewing

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



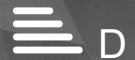
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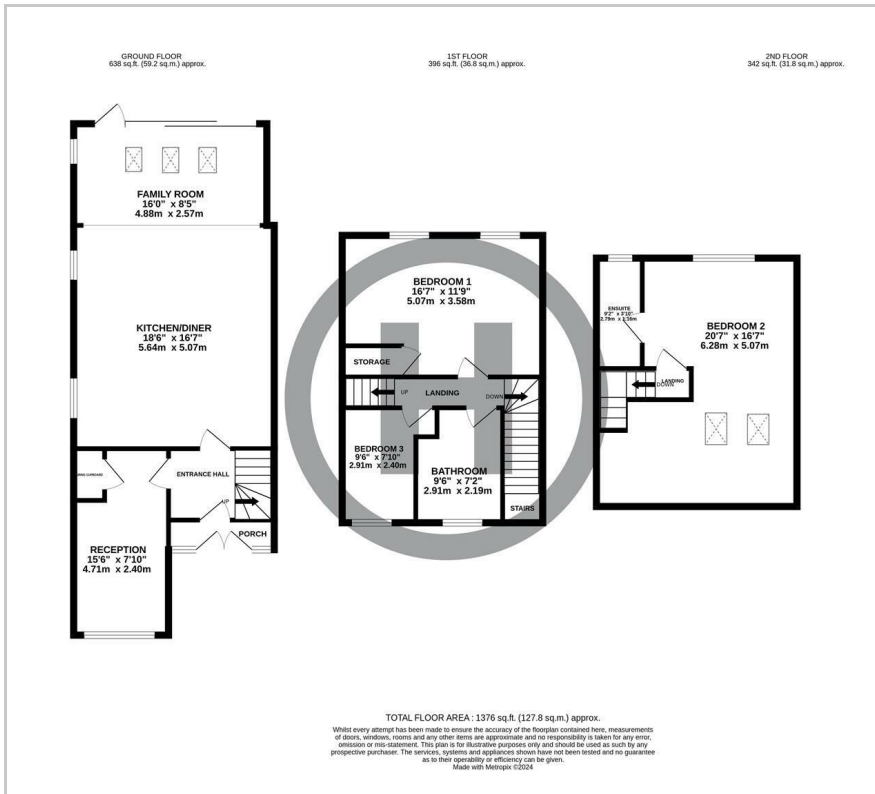
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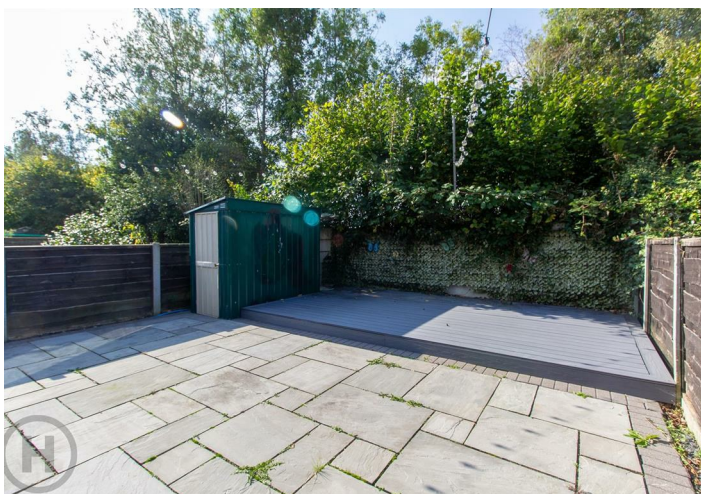


# Floor Plan



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (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 <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 |           |



## Property Description

The property features an inviting entrance porch with double doors that lead to the main entrance. Upon entering, you'll find a hallway with stairs ascending to the first floor and doors that lead to the living areas. The kitchen family room is truly the highlight of the home, showcasing beautiful high-gloss cabinetry that houses various Neff appliances, including a fridge, freezer, dishwasher, oven, grill, hob, and a rising extractor fan. Ample storage is provided by additional wall and base units, along with floor-to-ceiling cabinets, all complemented by elegant work surfaces and tiled flooring with under floor heating that flows throughout the area. The kitchen seamlessly connects to the adaptable family room, featuring side-facing windows, skylights, and bi-folding doors that open into the garden, creating a bright and inviting atmosphere perfect for families to relax and enjoy.

At the front of the property, you'll find the converted garage, now serving as a cozy sitting room. It features a front-facing half bay window and a storage cupboard that contains the boiler.

Ascending to the first floor, the expansive landing opens into two bedrooms and the family bathroom. The generous master bedroom is located at the back of the property, featuring two rear-facing windows, a storage cupboard, and spotlights. On the opposite side of the landing, you'll discover the single but adequately sized third bedroom and the family bathroom. The beautiful bathroom boasts a four-piece suite, including a standalone bath, a corner shower cubicle, a WC, a sink unit, and a heated towel radiator.

A fixed staircase from the first floor ascends to the second-floor living space. An internal door opens into the loft conversion featuring a dormer extension, which creates a spacious double bedroom equipped with a rear-facing window, two skylights, and a contemporary three-piece ensuite shower room complete with a W.C., sink, and shower cubicle.

At the front of the property, you'll find a driveway that offers off-road parking, along with a gate that leads around to the side and into the serene rear garden. This tranquil outdoor space is designed for low maintenance, making it perfect for year-round entertaining, and includes a raised decking area at the back along with a limestone patio.

The property is leasehold on a 999 year lease from 1974 and an annual ground rent payment of £120 is required. The property is also of traditional construction, is warmed by gas central heating and benefits full UPVC double glazing.

## 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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