



Higham
Estate Agents



21 Merlewood Drive

Tyldesley, Manchester, M29 7PG

£475,000

HIGHAM ESTATE AGENTS are delighted to present a generous five-bedroom detached family residence. This property features ample living space, abundant storage, a sizable rear garden, and driveway parking. Nestled in a tranquil cul-de-sac off the esteemed Bodmin Road in Astley, it provides convenient access to excellent schools, shopping facilities, the popular guided busway, and the A580, making it an ideal family home for all.

- Five Bedroom Detached
- Sitting Room. Kitchen Diner & Conservatory
- Modern Kitchen with Utility Room
- Four Large Bedrooms & One Single
- Great Size Private Rear Garden
- Prime Astley Location
- Council Tax Band E
- Freehold

Viewing

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



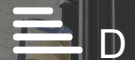
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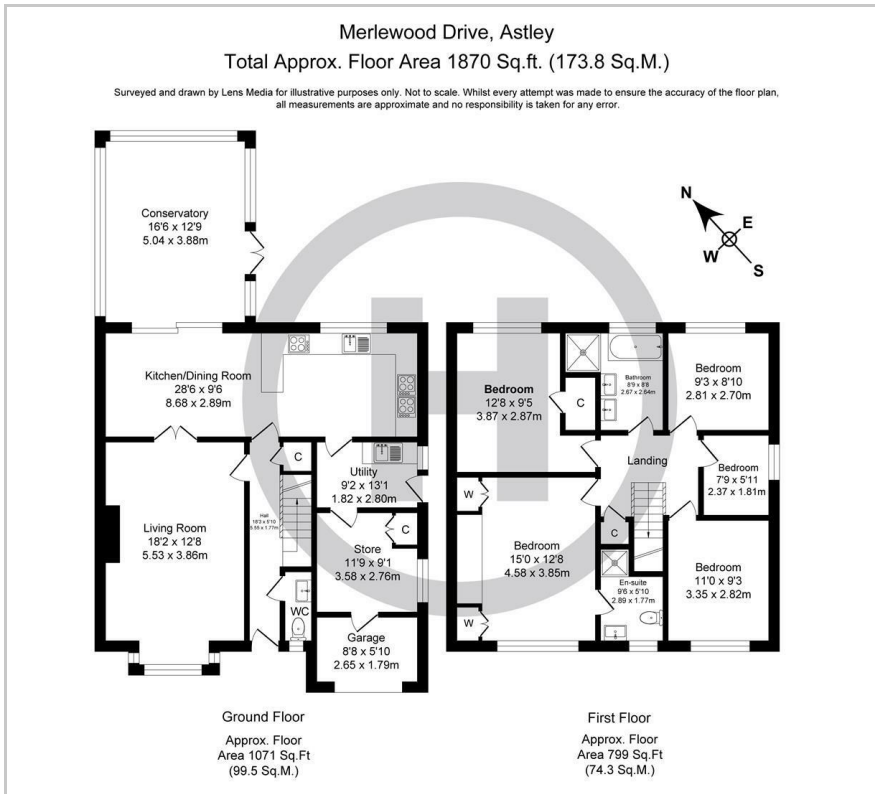


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Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		62	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Property Description

As you enter the property, you're greeted by a spacious hallway that provides access to the downstairs W.C., the stairs leading to the first floor, and doors leading into both the sitting room and kitchen. The generous sitting room is located at the front of the house and offers ample space for the entire family to enjoy. At the rear, you'll discover the kitchen dining room, featuring a variety of modern high-gloss cabinets paired with stylish work surfaces. The kitchen is equipped with several integrated appliances, including an oven, hob, microwave, fridge, freezer, dishwasher, and wine cooler. The dining area is seamlessly connected to the kitchen, creating an ideal family space that opens up to a spacious conservatory with patio doors that lead out to the rear garden. From the kitchen, you can access a convenient utility space with a side-facing door, as well as another door that leads into a versatile room that could serve as an additional reception area or study. This area also provides access to a half garage, perfect for storage, complete with an up-and-over door.

As you ascend to the first floor, you'll discover a spacious master bedroom at the front, featuring fully fitted wardrobes, a front-facing window, and an ensuite shower room. In addition, there are two more generous double bedrooms—one located at the front and the other at the back—along with a larger-than-average fourth bedroom and a smaller fifth bedroom with a side facing window that could serve as a study. Completing this level is a spacious family bathroom that includes a roll-top bath, a shower cubicle, a W.C., a sink, a rear-facing window, and stylish wall and floor tiling.

The exterior features a spacious rear garden that includes both a patio and a grassy area, making it ideal for families. The patio extends around the side of the property, with double wooden gates providing access to the front. Additionally, there is a large driveway at the front, accommodating multiple vehicles. Additionally this freehold property is of traditional construction, offers UPVC double glazing, is warmed 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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