



Higham Estate Agents



21 Chelford Drive

, Tyldesley, M29 7HF

£225,000

HIGHAM ESTATE AGENTS are thrilled to present a two-bedroom, semi-detached bungalow for sale, located in a highly desirable area in Astley, primarily consisting of bungalows.

Nestled within a pleasant walking distance to local amenities, the property is also just a short drive from nearby high streets like Tyldesley and Leigh, as well as the A580 for commuters. Featuring spacious living areas, a generously sized driveway for off-road parking, a single garage, and a delightful rear garden, all available with no onward chain.

- Semi Detached Bungalow
- Two Bedrooms with Fitted Wardrobes
- Driveway Parking and Garage
- Low Maintenance Rear Garden
- Quiet Residential Location in Astley
- No Onward Chain
- Wigan Council Tax Band B
- Leasehold 950 years from 1972

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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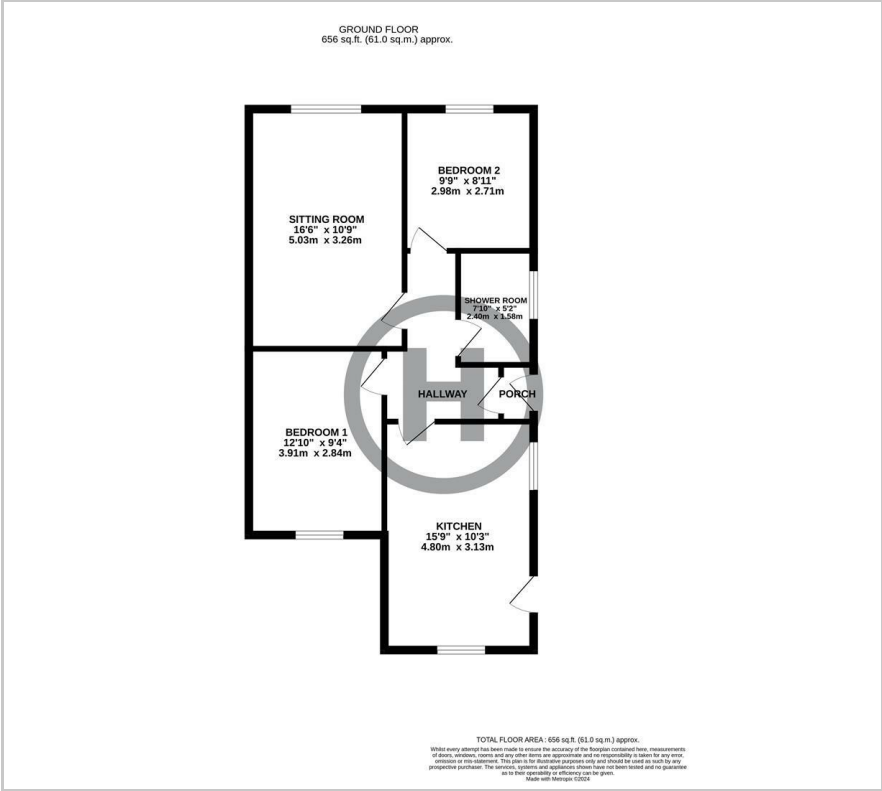
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Floor Plan



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



Property Description
Access to the property is through the front door, which is located on the side, leading into an inviting entrance porch. From the porch, a spacious hallway opens up, featuring doors that lead into the living areas. At the front of the property, you will find a generously sized sitting room with a front-facing window. Adjacent to it is a well-proportioned second bedroom, complete with fitted wardrobe storage and a front-facing window. The larger master bedroom is situated at the rear, also equipped with fitted wardrobe storage and offering a view of the garden. In the middle of the property, there is a shower room featuring a walk-in accessible shower, sink, W.C., and a side-facing window. Finally, the kitchen, located at the rear, boasts dual aspect windows and an external door that leads to the side of the property. It offers numerous wall and base units with complementary work surfaces, ample space for free-standing appliances, and a decent-sized dining area.

The exterior of the property features a beautifully maintained front lawn and metal gates that grant access to the driveway, which runs alongside the property to a detached single garage. Next to the garage, there is open access to the low-maintenance rear garden, which includes both a lawn and a patio area adorned with decorative shrubs and borders.

This leasehold property is on a 950 year lease from 1972 and an annual ground rent payment is required, due to the nature of the sale the current owners are not certain on this amount, we are lead to believe it is £15. The property is of traditional construction, boasts full double glazing throughout, 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 firms 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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