



Higham Estate Agents



24 Beckside

Tyldesley, Manchester, M29 8JP

Offers over £375,000

HIGHAM ESTATE AGENTS are privileged to present this stunning four bedroom FREEHOLD detached family home located in a highly desirable cul-de-sac in Tyldesley. Situated off the ever popular 'Squires Lane' the property sits a short walking distance to local schools, amenities and the Cooling Lane bus stop of the guided bus way into Manchester and Leigh. Boasting ample living accommodation including three reception rooms, a private tree lined garden and driveway parking this home is ideal for a variety of buyers.

- Four Bedroom Detached
- Three Reception Rooms
- Modern Kitchen and Bathroom
- Utility Room & Downstairs W.C
- Large Rear Garden
- Semi Rural Location
- Freehold
- Council Tax Band D

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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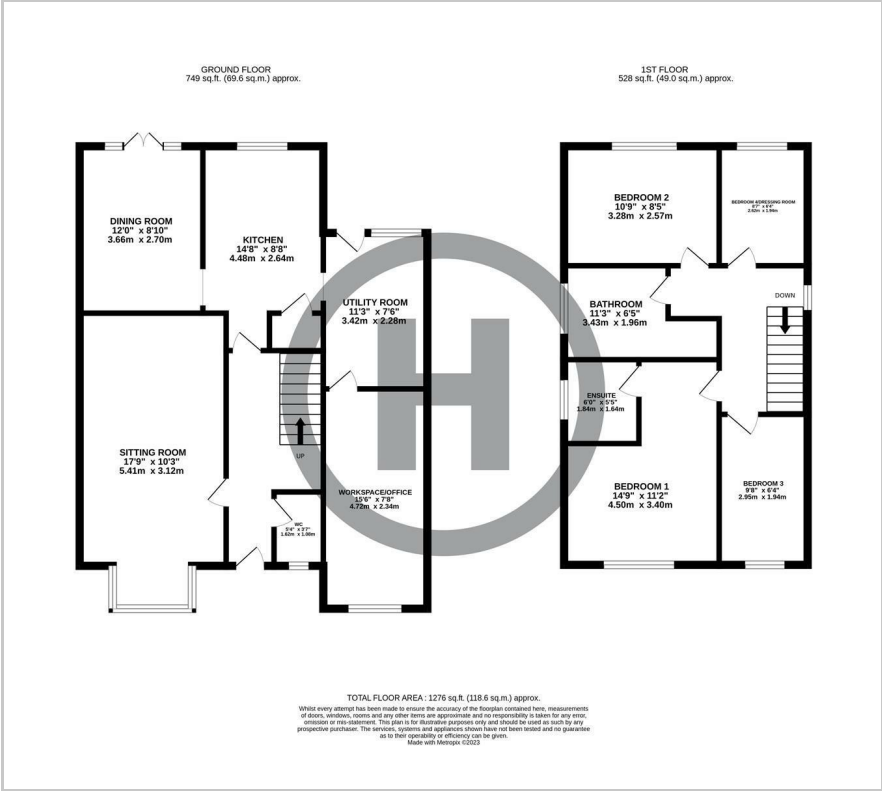


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C

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		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		69	(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

In greater detail, the accommodation features a welcoming entrance hallway that includes the staircase to the upper floor, a downstairs W.C., and a door that opens into the spacious lounge. This lounge boasts a striking media wall with a panoramic fireplace and a full bay window facing the front. From the hallway, you can also enter the stunning kitchen, which is equipped with a variety of modern base and wall units that offer plenty of storage. The kitchen includes two ovens, a five-ring hob, an extractor fan, along with complementary splashbacks and durable parquet-effect flooring. The dining room can be accessed from the kitchen, featuring patio doors that lead out to the rear garden. Additionally, a further door from the kitchen provides access to a large utility room, complete with fitted units, a door leading to the rear garden, and another door that opens into a versatile second reception, which is currently being utilized as a home office. Ascending to the first floor, you'll discover a spacious master bedroom located at the front of the property, featuring fully fitted wardrobes and the potential for an en-suite shower room. Additionally, there is a generously sized second bedroom, a well-proportioned third bedroom, and a single fourth bedroom equipped with floor-to-ceiling fitted wardrobes. The internal accommodation is finalized with a beautiful four-piece family bathroom, which includes a W.C., sink, bathtub, and a single shower cubicle. This space is enhanced with underfloor heating and elegant wall and floor tiling. Externally, the property features a driveway that offers off-road parking and an electric car charging point, along with a well-kept lawn and a porch that leads to the front door. At the back, you'll find a beautifully maintained, private garden primarily consisting of lawn space, complemented by a patio area. This freehold property is of traditional construction, benefits 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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