



Higham
Estate Agents



20 Derwent Street

Tyldesley, Manchester, M29 7AT

£255,000

HIGHAM ESTATE AGENTS are delighted to present this surprisingly spacious three-bedroom detached family residence for sale. Thoughtfully renovated by the current owners, this three-story home features a cozy sitting room, a stunning kitchen with a dining room extension, and three generously sized bedrooms on the first floor, along with a converted loft room complete with an ensuite WC. The property's location enhances its appeal, as it is within walking distance of local schools, shops, and Astley Street Park.

- Three Bedrooms
- Converted Loft Space
- Stunning Kitchen with Appliances
- Extended Family Dining Room
- Renovated to High Standard
- Prime Astley Location
- Council Tax Band A
- 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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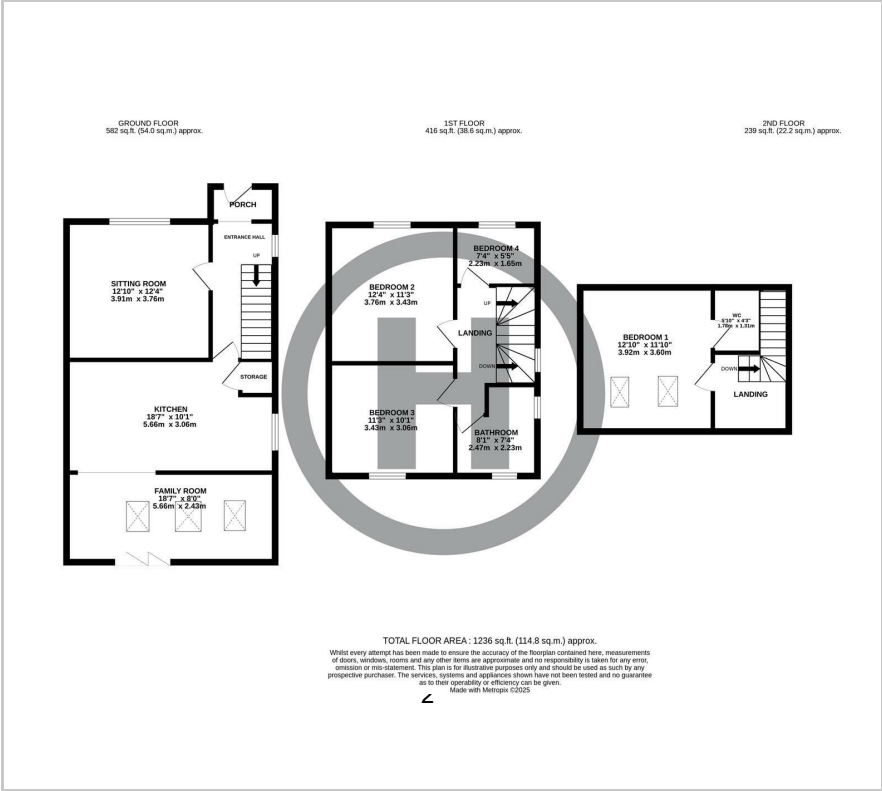


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 boasts an inviting entrance porch with an open archway that leads into the entrance hallway, which features stairs to the first floor and internal doors providing access to the living spaces. At the front of the home, you'll find a spacious sitting room adorned with a front-facing window. Progressing down the hallway, you'll enter the stunning kitchen, showcasing shaker-style units that include a breakfast island and a striking wall of floor-to-ceiling cabinets. The cabinets are enhanced by attractive worktops and splashbacks. This kitchen is equipped with an integrated fridge freezer, dishwasher, washing machine, oven, hob, microwave, and extractor fan, and it also has space for a dryer if desired. An open archway connects to the dining room extension, which is illuminated by three skylight windows and features bi-folding doors that lead out to the rear garden, filling the space with natural light. Ascending to the first floor, the generous landing area grants access to the bedrooms and family bathroom. The largest bedroom is located at the front of the property, featuring a front-facing window. The second bedroom, which is double-sized, is situated at the rear with a rear-facing window. The third bedroom, currently used as a home office, is a single size and also faces the front with a front-facing window. The four-piece family bathroom includes a bathtub, shower cubicle, sink, and WC, and is brightened by dual aspect windows at both the front and rear. A permanent staircase from the landing ascends to the transformed loft room, featuring skylight windows and an ensuite W.C. with a sink unit. Please be aware that, although this area is currently utilized as a bedroom, the vendor has indicated that there are no building regulations in place. On the exterior, the property features a generous driveway that offers off-road parking for several vehicles, along with double wooden gates for rear vehicle access to the carport, ensuring more secure parking options. At the back, the property showcases a large garden complete with a patio and lawn area. Furthermore, the carport connects to a single garage, providing additional storage space. This freehold property features traditional construction, is heated by gas central heating, showcases full 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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