



Higham Estate Agents



63 Withington Drive

Tyldesley, Manchester, M29 7NW

£265,000

HIGHAM ESTATE AGENTS are thrilled to showcase an impeccably maintained three-bedroom semi detached home. Thoughtfully extended, this home has been designed to serve as an ideal family dwelling. Located on the well-regarded Withington Drive, this property is conveniently located near excellent schools, local amenities, and transport connections, including the guided busway and A580.

- Three Good Size Bedrooms
- Extended Living Space
- Modern Bathroom & Ensuite
- Large Driveway & Integral Garage
- Popular Astley Location
- Nearby Local Schools
- Council Tax Band C
- Leasehold 999 Years £25PA

Viewing

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



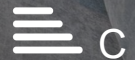
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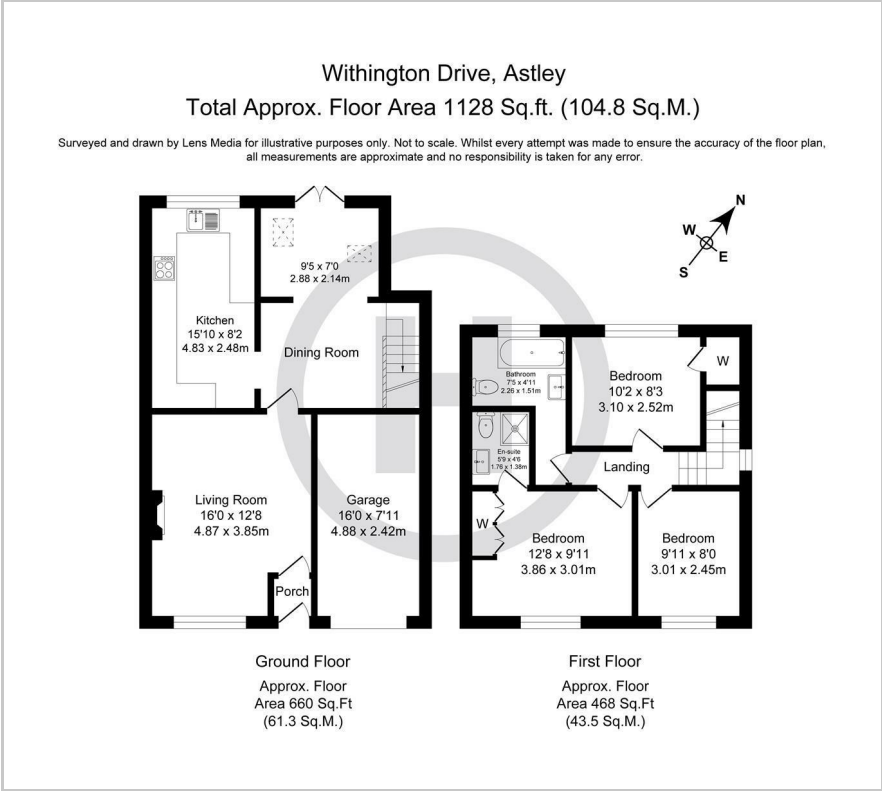


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C

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		82	(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

In summary, the property features an entrance porch that leads through an internal door into the sitting room. This spacious area includes a front-facing window, a charming fireplace, and an internal door that connects to the dining room. The dining room opens into the sunroom, where patio doors overlook the rear garden, and skylight windows flood the space with natural light. The staircase to the upper floor and an open archway into the kitchen also originate from the dining area. The kitchen is equipped with a variety of wall and base units, stylish work surfaces, and tiled splashbacks. It includes an integrated oven and hob, ample space for additional freestanding appliances, and a window facing the rear.

Ascending to the first floor, the property features a beautifully designed master bedroom with a front-facing window, fitted wardrobe storage, and an ensuite shower room that includes a W.C., sink, and a shower cubicle adorned with stylish wall tiling. The spacious second bedroom, which is double-sized, is located at the rear of the property and features a rear-facing window and fitted storage. The third bedroom is also a good size, positioned at the front with a front-facing window. Rounding out the internal layout is the family bathroom, which boasts a modern three-piece suite comprising a bath, sink, and W.C. This space is enhanced by contemporary wall and floor tiling, an over-bath shower, and a rear-facing window.

The exterior of the corner plot showcases a neatly maintained lawn and a driveway that leads to the integral single garage at the front. The private rear garden offers a combination of patio and grass areas, complemented by mature borders.

The property is on a 999 years from 1978 and the current owner has advised an annual ground rent payment of £25 is to be paid. Additionally the property is of traditional constructions, boasts 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 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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