



# Higham Estate Agents



## 6 Bridgefield Close

Tyldesley, Manchester, M29 8QX

**Offers over £450,000**

HIGHAM ESTATE AGENTS are thrilled to present a four-bedroom detached family home to the market. This property boasts spacious living areas perfectly designed for contemporary lifestyles, featuring four generously sized double bedrooms—two of which include ensuite shower rooms—a comfortable sitting room, and an impressive kitchen family room at the rear. Located within a modern development of similar homes, this residence is situated in a desirable and convenient area, centrally located to several town centers, including Tyldesley and Walkden. Additionally, it's just a short stroll away from popular bus routes and the newly developed Parr Bridge Retail Park.

- Four Double Bedrooms
- Two Bedrooms with Ensuities
- Family Bathroom plus Downstairs WC
- Large Kitchen Family Room to Rear
- Driveway Parking & Single Garage
- Popular Family Friendly Location
- Wigan Council Tax Band E
- See Description for Tenure & Costs

### Viewing

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



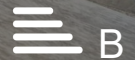
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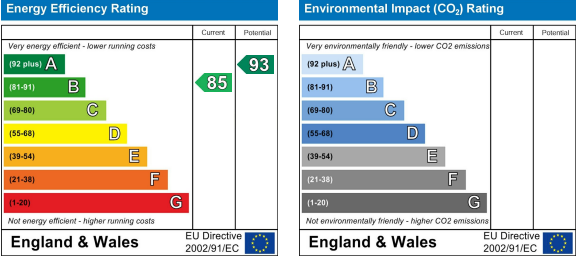
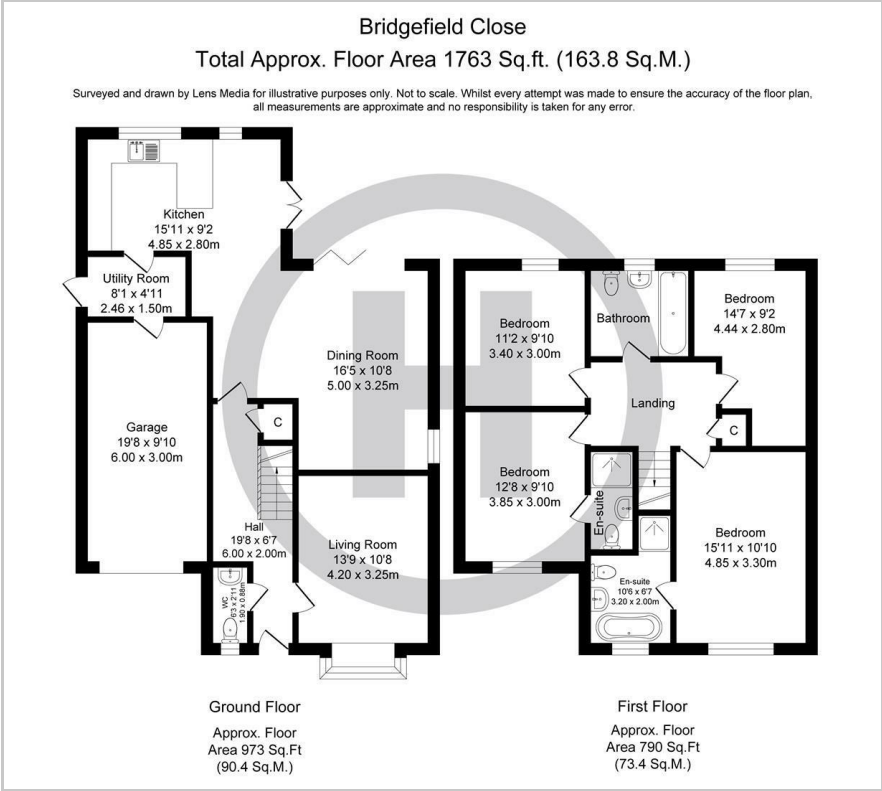
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Floor Plan



**Property Description**

The property features an inviting entrance hallway that includes stairs leading to the upper floor, a convenient downstairs WC with a hand wash basin, and access to the living areas. At the front of the home is a well-sized sitting room, complete with a full bay window that overlooks the front yard. Further along the hallway, you'll find the impressive family area, which boasts a practical and spacious open-plan layout, combining a sitting area, dining space, and kitchen. The generous sitting and dining area offers bi-folding doors that open into the garden, seamlessly connecting to the kitchen, which also has patio doors leading outside, creating a perfect setting for entertaining. The modern kitchen provides plenty of storage with both wall and base units, stylish work surfaces, and integrated appliances. Additionally, an internal door from the kitchen leads to a useful utility space, with another internal door granting access to the garage, along with an external door to the side of the property.

On the first floor, you'll find a spacious master bedroom positioned at the front of the property, featuring a front-facing window and access to a large ensuite bathroom equipped with a WC, sink, bath, and shower cubicle. The third largest bedroom is also located at the front, complete with a front-facing window and a stylish ensuite shower room that includes a WC, sink, and shower cubicle adorned with chic wall tiling. Continuing down the landing, the double-sized second bedroom is situated at the rear, boasting a rear-facing window. The fourth and final bedroom is also positioned at the rear, offering a good size and a rear-facing window. Rounding out the internal accommodation is the family bathroom, which features a WC, sink, bath, and a rear-facing window, all enhanced by contemporary wall and floor tiling.

The exterior of the property boasts a well-kept lawn, enhancing its curb appeal, along with a spacious driveway that provides off-road parking and access to the integral single garage. At the back, a beautifully landscaped garden creates a warm and inviting atmosphere, featuring both patio and lawn areas.

This leasehold property is governed by a 999-year lease that began in 2017 and requires an annual ground rent payment, currently set at £300. The owners have not indicated any review period for this fee. Furthermore, the property incurs an annual estate and management service charge of £200, with no known review period at this time. The property features traditional construction, UPVC double glazing, is connected to all mains services and heated by gas central heating.

**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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