



Higham Estate Agents



80 Green Avenue

Tyldesley, Manchester, M29 7FF

Offers over £450,000

HIGHAM ESTATE AGENTS are thrilled to offer for sale a spacious, four-bedroom detached bungalow situated in a sought-after area of Astley. This property provides generous living space, featuring a spacious sitting room, conservatory, dining room, office/bedroom, and three further well-sized bedrooms. Additionally, it offers impressive outdoor areas, including a roomy driveway, garage, storage spaces, and expansive side and rear gardens. Situated on the desirable Green Avenue in Astley, this property is conveniently located close to a variety of local amenities and public transport options for commuters. Additionally, it is just a short stroll away from the Bridgewater Canal.

- Detached True Bungalow
- Four Bedrooms
- Three Reception Rooms
- Large Driveway Parking & Garage
- Rear and Side Gardens
- Popular Astley Location
- Council Tax Band E
- See Description for Tenure Details

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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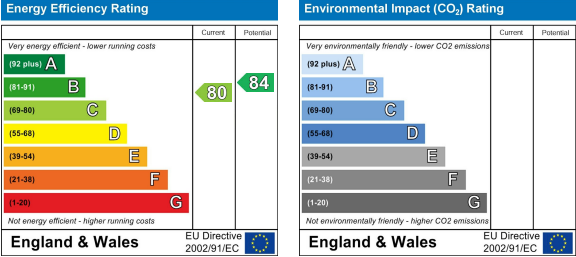
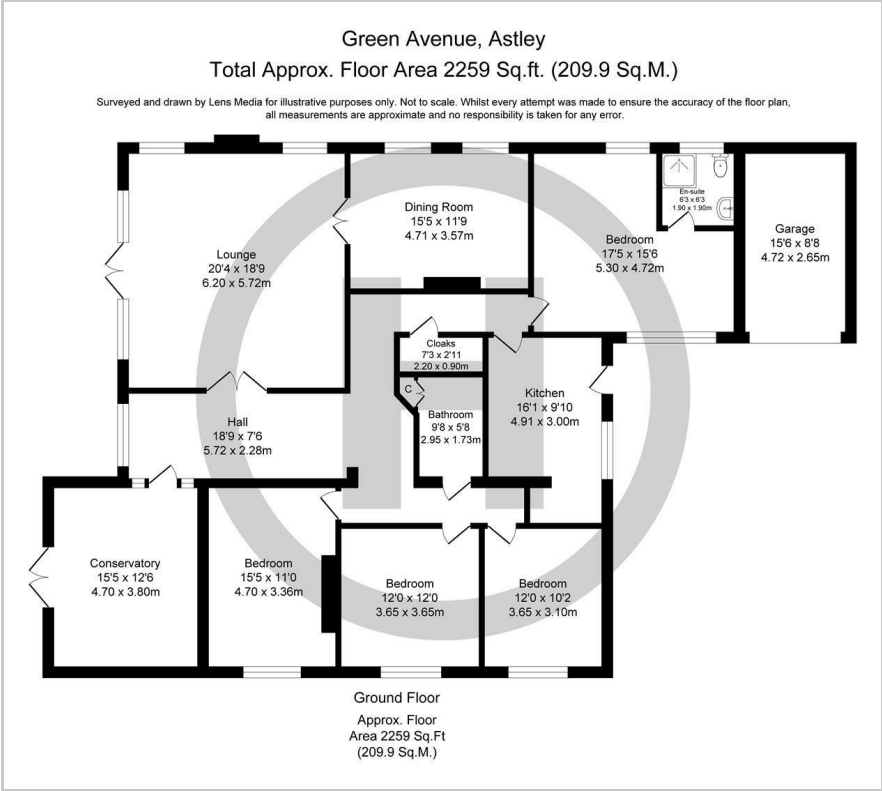


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Floor Plan



Property Description

Access to the property is through the kitchen, which features a variety of wall and base units complemented by matching splashback tiles, work surfaces, and tiled flooring. This area provides plenty of room for appliances, includes a side-facing window, and has an internal door leading to the hallway. The remarkably spacious hallway offers access to all other rooms. Beginning with the expansive sitting room located at the back of the property, it features dual-aspect windows and patio doors that overlook the gardens, filling the area with natural light and creating an ideal space for families to gather. Internal double doors link the dining area to the sitting room. Directly across the hallway, you'll find the conservatory, added by the current owners, which showcases windows all around that provide views of the garden and includes air conditioning, making it perfect for summer evenings. Next to the conservatory is a bedroom currently utilized as the study, complete with a charming feature fireplace. Access to the three generously sized bedrooms is through the hallway. The master bedroom, situated at the rear of the property, features fully fitted wardrobes, air conditioning and an ensuite shower room equipped with a WC, sink, and shower cubicle. The additional two bedrooms are located at the front and benefit from front-facing windows. Completing the internal layout, there is a handy cloak area and a separate family bathroom. This bathroom includes a sink, WC, bathtub with an overhead shower, and a vanity unit for storage. The bathroom is adorned with wall tiling and stylish flooring. Externally, the property features a spacious driveway at the front, accessible through electric gates, offering parking for up to five vehicles and leading to an attached single garage. The front yard is enhanced by mature borders that add extra privacy. At the back, you'll discover a secluded garden primarily laid to lawn, also adorned with mature borders for added seclusion. This rear garden flows smoothly into a side paved area that includes a raised section with artificial grass and a summer house, along with additional space currently accommodating a hot tub. Overall, this area is ideal for entertaining throughout the year. This amazing home also offers several additional benefits, including two access points to the loft, a CCTV system with remote access, and a home alarm system. Furthermore, the property boasts Solar Power Installation connected to the grid, providing a renewable energy source that can reduce your energy bills and carbon footprint. The property features traditional construction and is linked to all main services. It boasts full UPVC double glazing throughout and is heated by gas central heating, currently managed through the popular 'Hive' system.

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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