



Higham Estate Agents



43 Sunnybank Road

Tyldesley, Manchester, M29 7BJ

Offers over £265,000

HIGHAM ESTATE AGENTS are delighted to showcase a generous three-bedroom semi-detached house situated in the center of Astley. This property boasts ample internal living space, featuring three well-proportioned bedrooms, a driveway, a garage, and a beautifully kept rear garden. It is conveniently situated near outstanding schools, shops, and amenities, making it an ideal family home.

- Three Good Size Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom
- Beautiful Rear Garden
- Driveway & Garage
- Prime Astley Location
- Council Tax Band C
- Leasehold 999 Years £15 PA

Viewing

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



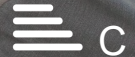
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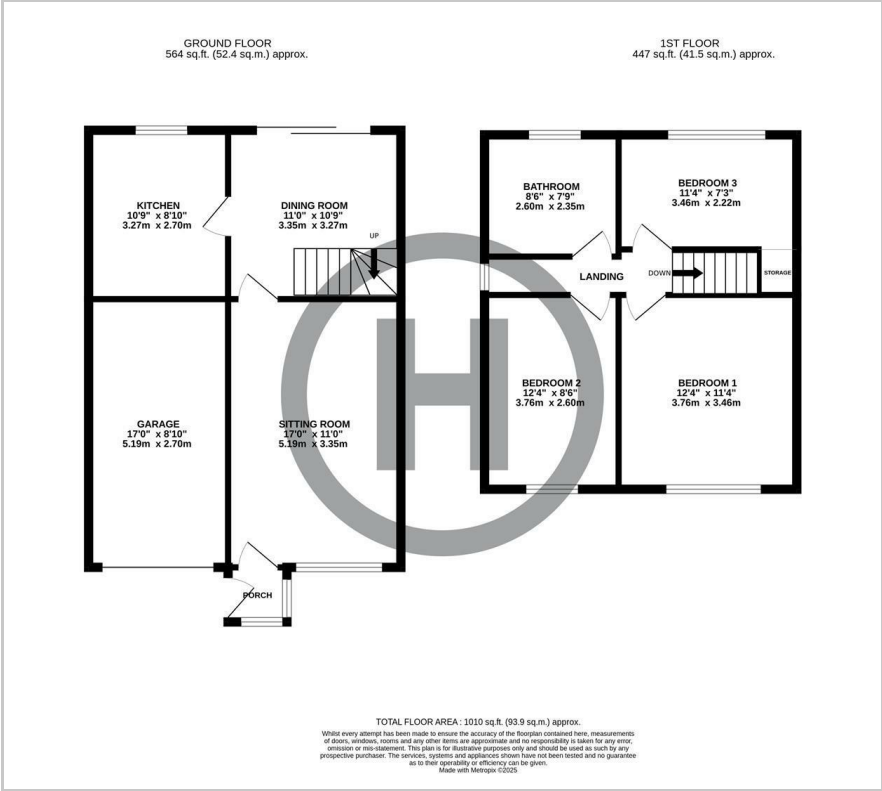


2



C

Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(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

An inviting entrance porch opens into the generous sitting room, featuring a front-facing window, a charming fireplace, and an internal door leading to the dining room. The dining room boasts sliding patio doors that open into the garden, along with stairs leading to the upper floor. It also includes convenient under-stair storage and an internal door that connects to the kitchen. The contemporary kitchen is equipped with a variety of shaker-style wall and base units, complemented by matching work surfaces and splashbacks, as well as ample space for appliances and a rear-facing window overlooking the garden.

Elevating to the first floor, you'll find a spacious landing adorned with a side-facing window, leading to internal doors that open into the generous bedrooms and family bathroom. The master bedroom, positioned at the front, features a front-facing window and stylish fitted storage with mirrored sliding doors to enhance the available space. The second double bedroom is also located at the front, benefiting from a front-facing window, while the large third bedroom is situated at the rear, offering a rear-facing window and a convenient storage cupboard over the stairs. The family bathroom is impressively sized and includes a four-piece suite consisting of a sink, WC, corner bath, and walk-in shower, all accentuated by waterproof wall panels, a heated towel rail, a rear-facing window, and stylish flooring. The property's exterior features a double driveway that provides off-road parking and leads to an integral single garage with an up-and-over door for storage. At the rear, the low-maintenance garden, a credit to the current owners', is designed for year-round enjoyment, complete with a raised decking patio area, an artificial lawn adorned with decorative shrubs, and a storage shed.

The property is on a 999 years from 1969 and the current owner has advised an annual ground rent payment of £15 is to be paid. Additionally the property is of traditional constructions, boasts UPVC double glazing, is warmed by gas central heating, has loft access 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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