



# 57 Lower Green Lane

Astley, Tyldesley, M29 7JF £225,000

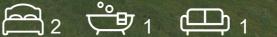
HIGHAM ESTATE AGENTS are thrilled to present a charming cottage-style terrace property for sale in the scenic village of Higher Green, Astley. Nestled on a peaceful row of similar homes, this residence is set back from the road and accessed via beautifully landscaped gardens. The village boasts convenient access to the Bridgewater Canal, breathtaking walking paths, exceptional dining options, and is just a few minutes away from the A580 for easy commuting.

- Cottage Style Terraced Property
- Located in A Picturesque Village
- Additional Land to Rear
- No Onward Chain
- Council Tax Band B
- Leasehold £1 PA

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

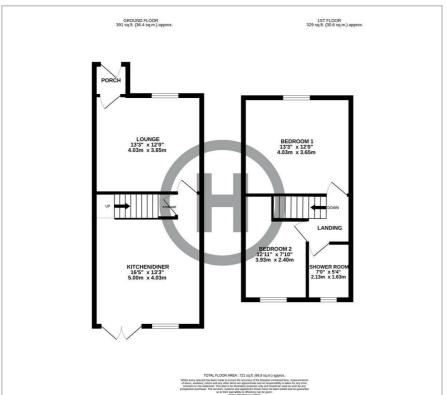








## Floor Plan



			Current	Poten
Very energy efficient - lowe	r running costs			
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(81-91) B				88
(69-80) C			66	
(55-68)	D		00	
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(1-20)		G		
Not energy efficient - highe	r running costs			

		Current	Potentia
Very environmentally friendly - lower (	CO2 emissions		
(92 plus) 🖄			
(81-91)			
(69-80) C			
(55-68)			
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(1-20)	G		
Not environmentally friendly - higher (	CO2 emissions		







#### Property Description

Access to the property is via an entrance porch, which features an internal door leading into the generously sized sitting room. This room boasts a front-facing window that provides a lovely view of the charming front lawns. Another internal door connects to the extended kitchen dining room. This area includes a variety of wall and base units, ample space for appliances, attractive work surfaces, and patio doors that open into the rear yard. Additionally, there are stairs that lead to the upper floor, along with a storage area and a good size dining area. Ascending to the first floor, you'll find the master bedroom situated at the front, complete with a front-facing window and a charming feature fireplace. The second, generously sized bedroom is positioned at the rear, featuring a rear-facing window. Centrally located between the bedrooms, the shower room includes a toilet, sink, and a walk-in shower adorned with stylish splashbacks.

At the front, the property features beautiful gardens that are shared with neighboring homes and maintained collaboratively. In the back, you'll find a generously sized, low-maintenance yard with a gate that opens to a communal area. We have been advised this area is collectively owned by the residents and includes parking facilities. Furthermore, the owners possess a plot of land within this space, providing extra outdoor area to enjoy.

The property is held on a 999-year lease starting from 1853. The current owner has indicated that an annual ground rent of  $\mathfrak{L}1$  is payable. Furthermore, the property features traditional construction, UPVC double glazing, gas central heating, loft access, 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 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 cooperation to ensure there will be no delay in agreeing and progressing with the sale.

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