



# Higham Estate Agents



## 12 Toll Gate Close

, Tyldesley, M29 8QZ

**Offers over £200,000**

HIGHAM ESTATE AGENTS are delighted to showcase a pristine two-bedroom semi-detached home available for sale. This property is exquisitely presented and in move-in condition, making it the perfect option for first-time buyers or those seeking to downsize. The property features a spacious sitting room, a kitchen, two double bedrooms, a generous garden, driveway parking, as well as a family bathroom and a downstairs W.C. Situated conveniently close to Tyldesley town centre, it provides easy access to local amenities, fitness centers, healthcare facilities, pubs, and restaurants.

- Two Double Bedrooms
- Large Sitting Room at Rear
- Modern Kitchen and Bathroom
- Handy Downstairs WC
- Beautifully Maintained Rear Garden
- Driveway Parking to Front
- Freehold
- Council Tax Band A

### 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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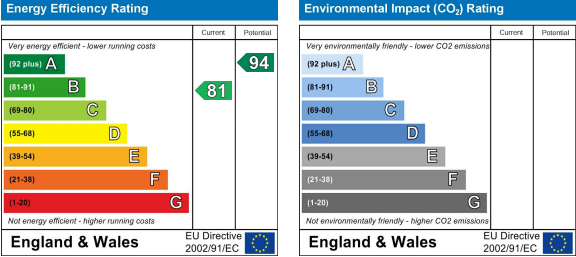
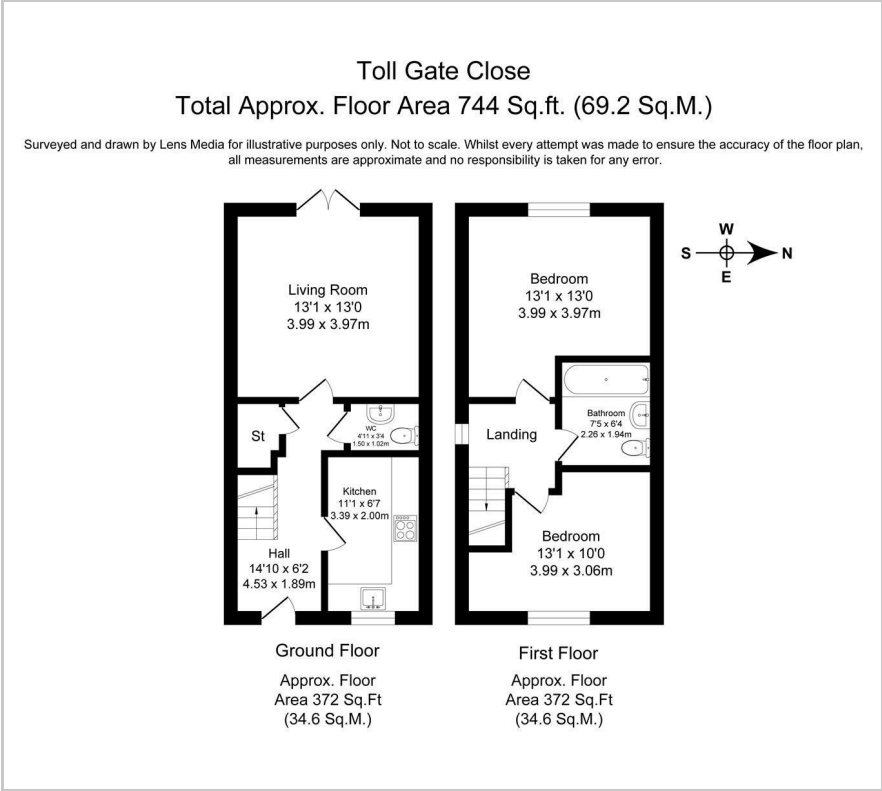
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B



Floor Plan



**Property Description**

The property features a warm entrance hallway that includes stairs leading to the upper floor. It also provides access to a convenient downstairs W.C. with a hand wash basin, an under-stair storage cupboard, and internal doors leading to the living areas. At the front of the home, you'll find the kitchen, which boasts a variety of modern wall and base units complemented by attractive work surfaces, along with ample space for appliances and a front-facing window. Sitting peacefully at the back of the property, there is a generous sitting room complete with patio doors and full-length windows that overlook the rear garden.

Ascending to the first floor, you will discover a spacious double bedroom located at the front of the property, featuring a front-facing window. At the rear, there is another generous double bedroom with a rear-facing window. Nestled between these two bedrooms is a contemporary family bathroom, which includes a W.C, sink, and a bath with an overhead shower. This bathroom is beautifully enhanced by modern wall tiling, along with a heated chrome towel rail.

The property features a delightful front garden with a well-kept lawn and a walkway that guides you to the front door. Additionally, there is a side driveway that offers off-road parking.

At the back of the property, you will discover a beautifully maintained landscaped garden featuring a patio area just outside the patio doors, along with a well maintained lawn and attractive shrubs and borders. Furthermore, this freehold property features traditional construction, is equipped with UPVC double glazing throughout, is heated by gas central heating, offers 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 co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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