



# Higham Estate Agents



## 29 Rydal Close

Tyldesley, Manchester, M29 7EQ

**Offers over £280,000**

HIGHAM ESTATE AGENTS are delighted to present an immaculate, extended three-bedroom semi-detached family home for sale, nestled in a peaceful cul-de-sac in the heart of Astley. This property features a sitting room, a garage conversion that provides an additional reception area, a convenient downstairs W.C., and a beautifully extended kitchen diner. Additionally, it boasts three generously sized bedrooms and a modern family bathroom, all within a short distance of local shops, amenities, and schools, making it an ideal family home.

- Three Bedroom Semi Detached
- Converted Garage into Office Room
- Downstairs WC & Family Bathroom
- Extended Kitchen Family Room
- Driveway Parking & Private Rear Garden
- Popular Astley Location
- Council Tax Band C
- Freehold

### Viewing

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



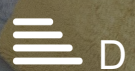
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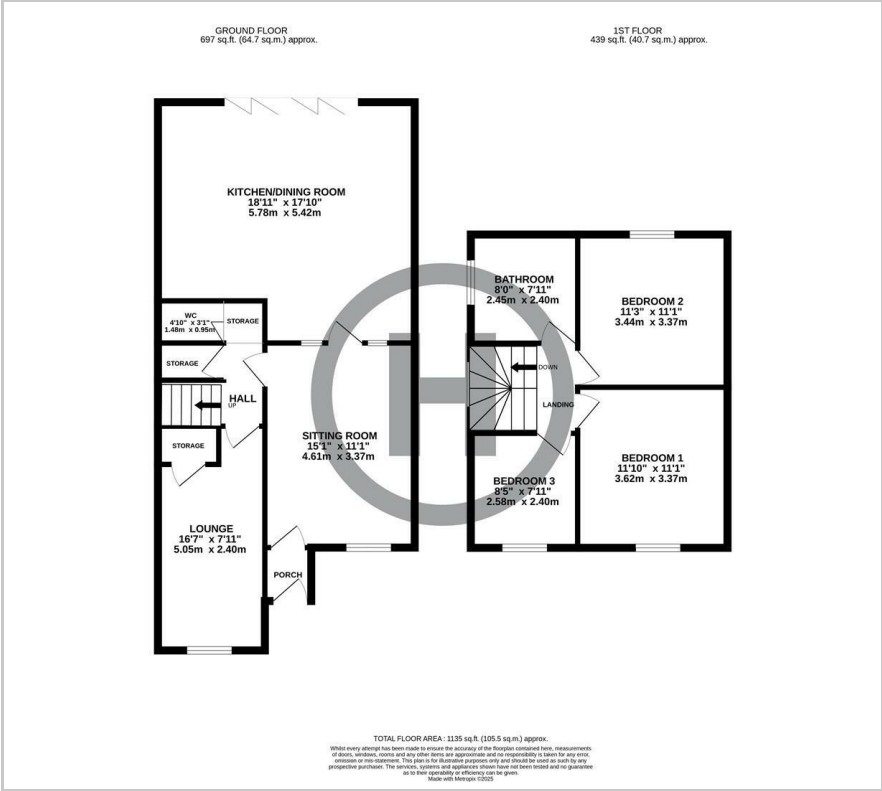
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Floor Plan



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	65		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



**Property Description**

The property features a convenient UPVC entrance porch that leads into the sitting room. This inviting sitting area boasts a front-facing window, a charming feature fireplace, and internal doors that connect to the hallway, as well as another door leading into the kitchen diner. This space has been thoughtfully extended to meet the needs of a family, showcasing a beautiful selection of modern fitted wall and base units, along with a central island that is complemented by work surfaces housing appliances such as an oven, hob, and wine cooler. Additionally, it includes a spacious family area with bi-folding doors that overlook the rear garden. The inner hall, accessible from the sitting room, contains a storage cupboard, a downstairs W.C. with a toilet and sink unit, stairs leading to the upper floor, and a door that opens into the converted garage room. This versatile room can serve as an additional sitting area, an office, or even an extra bedroom if needed.

Ascending to the first floor, the property features a generous master bedroom at the front with a window overlooking the street, a spacious double second bedroom at the rear with a rear-facing window, and a larger than average third bedroom also at the front with a window. Completing the internal layout is the exquisite family bathroom, which includes a bathtub with an overhead shower, a sink unit, W.C., and a heated towel rail. This is all beautifully complemented by elegant wall and floor tiling, along with a side-facing window.

The property features an inviting front driveway that allows for off-road parking, complemented by a well-kept lawn. At the back, you'll find a private garden that includes both patio and lawn spaces. This freehold property is of traditional construction, is connected to all mains services, boasts UPVC double glazing, loft access and is warmed 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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