



Higham Estate Agents



5 Brackley Avenue

, Tyldesley, M29 8TD

£400,000

HIGHAM ESTATE AGENTS are delighted to present a spacious four-bedroom detached home for sale in a sought-after family-friendly area of Tyldesley and offered with NO ONWARD CHAIN. Within walking distance to both primary and secondary schools, this property is conveniently located just a short distance from Tyldesley Town Centre, which offers a variety of shops and amenities. The house provides excellent accommodation for a growing family, featuring three reception rooms, a generous kitchen, a downstairs W.C., a master bedroom with an ensuite, two double bedrooms connected by a Jack and Jill bathroom, an additional double bedroom, as well as a good-sized garden, driveway parking, and a garage with EV charging point. Overall, this home is an ideal choice for families.

- Four Good Size Bedrooms
- Three Bathrooms & Downstairs WC
- Three Reception Rooms
- Good Size Kitchen
- Driveway & Garage
- Good Size Rear Garden
- Family Friendly Location
- Council Tax Band E

Viewing

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



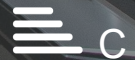
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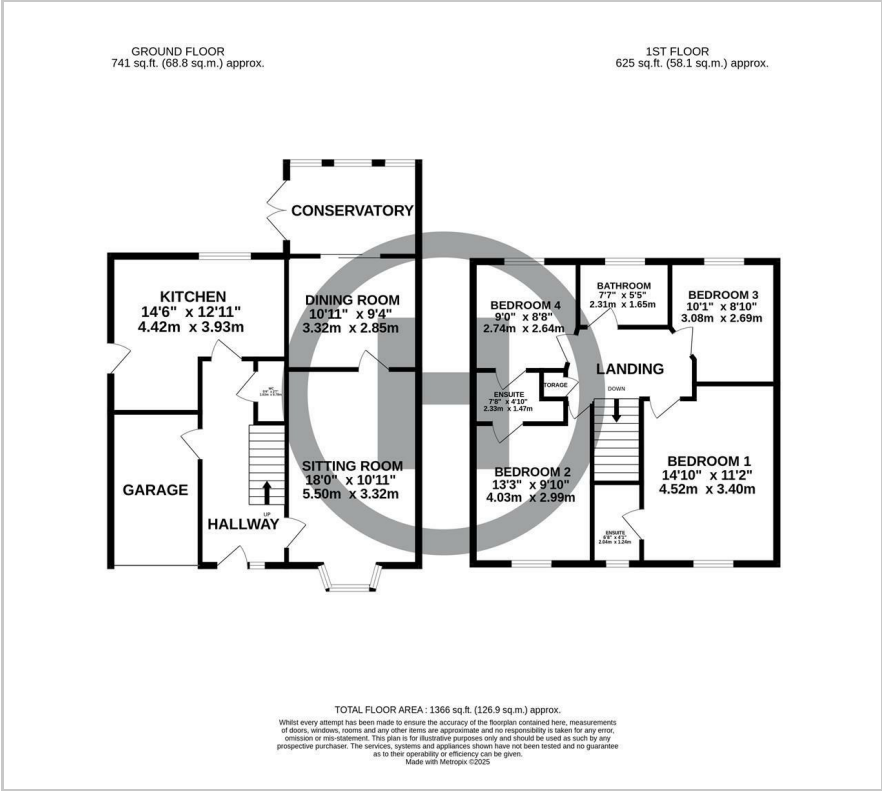


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Floor Plan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Property Description

Upon entering the property, you are greeted by a spacious hallway that features the staircase leading to the upper floor, doors leading to the living areas, access to the downstairs WC, and an internal door connecting to the garage. At the front of the property, you'll find a generously sized sitting room, complete with a bay window that faces the front and an internal door leading to the dining room. The dining room boasts sliding patio doors that open into the conservatory, which serves as an additional seating area featuring a wall-mounted heater and patio doors that lead out to the garden. Accessed from the dining room is the kitchen, which offers a range of wall and base units complemented by matching work surfaces and splashback tiling. There is ample space for free-standing appliances, and the kitchen also includes a cozy dining area if needed, as well as a door leading out to the side of the property and an internal door that loops back to the entrance hallway.

Ascending to the first floor, the spacious landing features doors leading to four bedrooms, a bathroom, and a storage cupboard. The impressive master bedroom includes built-in wardrobes, a front-facing window, and access to the ensuite, which boasts a shower cubicle, W.C., and sink, all enhanced by modern wall tiling. The third bedroom is located next to the master and offers fully fitted wardrobes and a rear-facing window. On the opposite side of the landing, you will find the second double bedroom, which also includes built-in wardrobes, a front-facing window, and access to the Jack and Jill shower room. This room features a shower cubicle, W.C., sink, a side-facing window, and a door leading to the fourth bedroom, which is generously sized with a rear-facing window and a door opening to the landing. Completing the upper floor is the three-piece family bathroom, which includes a bath, sink, W.C., heated towel rail, and a rear-facing window, all beautifully coordinated with stylish wall and floor tiling.

Externally, the property features a driveway that offers off-road parking, leading to an integral single garage equipped with an up-and-over door for additional storage. At the back, the spacious garden is designed for low maintenance, showcasing a large patio, a lawn area, and a designated space for bin storage, along with a pathway that wraps around to the front of the house.

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 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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