



Higham Estate Agents



2 Petrel Close

Astley, Tyldesley, M29 7TD

£400,000

HIGHAM ESTATE AGENTS are excited to offer a spacious four-bedroom detached family home for sale, located in a highly regarded area of Astley. This inviting property is conveniently close to both primary and secondary schools, shops, amenities, and Astley Street Park, making it a perfect choice for families.

With ample living space for a growing household, the home includes a cozy sitting room, an extended kitchen family room, a study, a downstairs shower room, four generously sized bedrooms, driveway parking, and a large garden.

- Four Bedroom Detached
- Converted Garage with Shower Room
- Master Bedroom with Ensuite
- Extended Kitchen Family Room
- Family Friendly Location
- Nearby Bus Routes & A580
- Council Tax Band D
- Leasehold £50 PA 999 Years

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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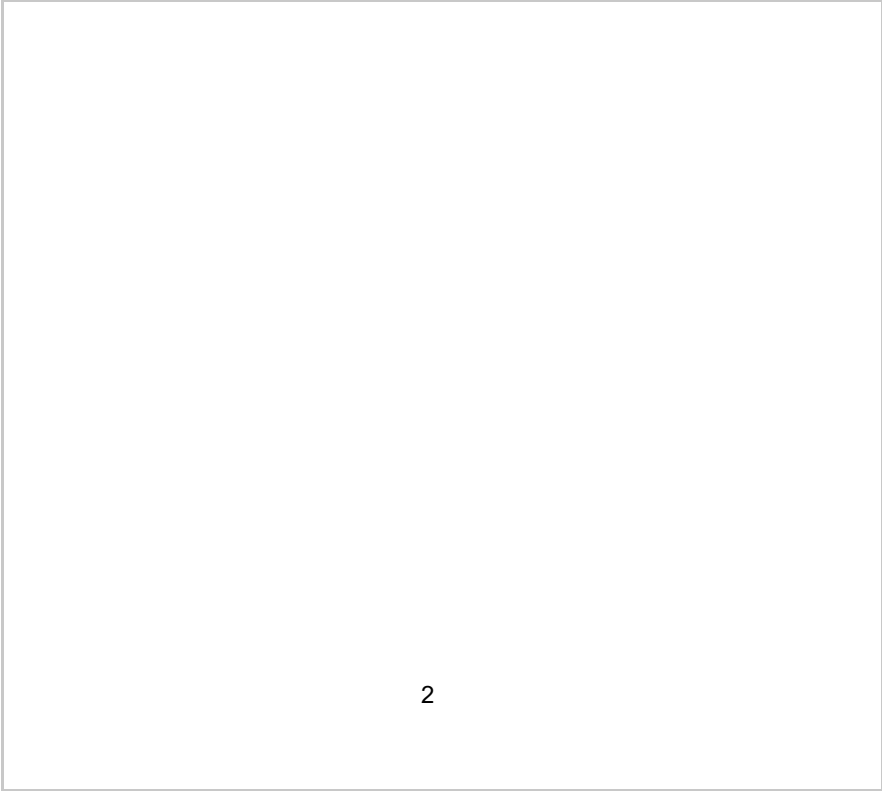
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Floor Plan



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

The main entrance door is situated on the side of the property, leading into a hallway that contains the staircase to the upper floor as well as access to the kitchen and sitting room. The spacious sitting room is well-sized, featuring a charming fireplace and dual aspect windows at the front and side, creating a bright and airy ambience. On the opposite side of the hallway is the entrance to the extended kitchen family room. The kitchen showcases a variety of modern wall and base units complemented by stylish splashbacks, ample space for appliances, two skylight windows, and a rear-facing window overlooking the garden. This area also includes a generous dining space with patio doors that open into the rear garden, making it ideal for family gatherings and entertaining. A door from the dining area leads to a converted garage, a fantastic addition that serves as a versatile space currently used as a home office, complete with a separate wet room featuring a W.C., sink, and shower plus an external door leading out to the driveway, perfect for those in need of an annex space.

Ascending to the first floor, the spacious master bedroom boasts fitted wardrobes, a front-facing window, and access to the en suite shower room featuring complementary wall and floor tiling. The second double-sized bedroom is also situated at the front with a front-facing window. A third double bedroom is located at the rear, equipped with fitted wardrobes and a rear-facing window, while the fourth bedroom, though single, is a good size and also has a rear-facing window. Rounding out the upper level is a three-piece family bathroom that includes a bath, sink, W.C., heated towel rail, and a rear-facing window, all elegantly coordinated with stylish wall paneling.

This corner plot boasts a well-kept lawn and a side driveway that leads to the entrance of the converted garage room. At the back, you'll find an enclosed garden predominantly laid to lawn, complemented by a decked seating space that's ideal for family enjoyment.

The property is held on a 999 year lease from June 1995 and the current owner has indicated an annual payment of £50 is required. The property is of traditional construction, features gas central heating, UPVC double glazing, 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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