



Higham Estate Agents



60 Thistle Croft

Astley, Tyldesley, M29 7SY

Offers over £415,000



HIGHAM ESTATE AGENTS are thrilled to present this immaculate four-bedroom detached residence, boasting exceptional living areas and a spacious plot that includes parking, a garage, and an impressive rear garden—ideal for family life. Nestled in the desirable Garrett Fields development in Astley, this property is conveniently located near a range of amenities, such as shops and schools, with the highly regarded Garrett Hall Primary just steps away. Moreover, its close proximity to the A580 and the guided bus route offers numerous commuting options.

- Four Bedroom Detached
- Stunning Kitchen Family Room
- Utility Room & Downstairs W.C
- Driveway & Integral Garage
- Large Rear Garden
- Popular Family Location
- See Description for Tenure Details
- Council Tax band D

Viewing

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



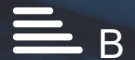
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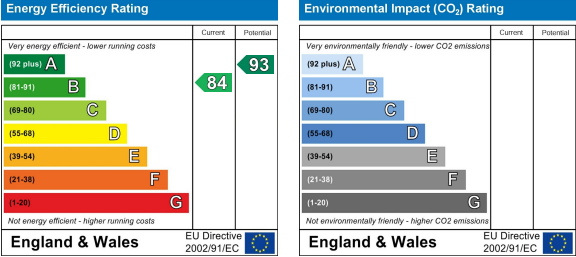
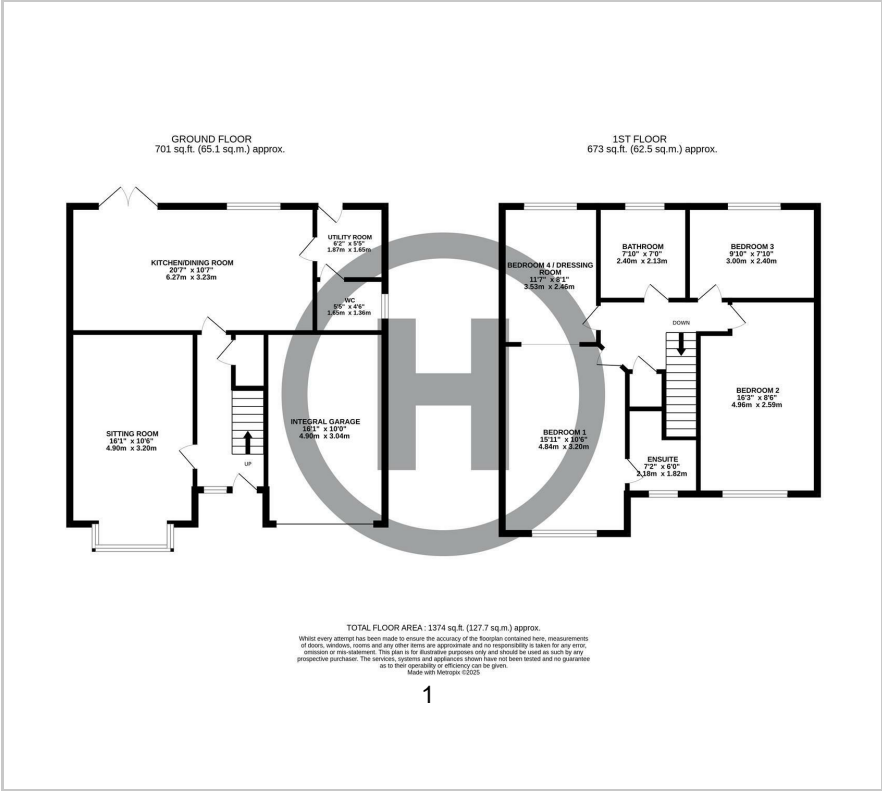


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Floor Plan



Property Description

The accommodation features an entrance hallway that includes stairs leading to the upper floor, under-stairs storage, and a door that opens into a spacious sitting room with a bay window at the front of the property. From the hallway, another door leads to a stunning kitchen family room located at the rear. This area boasts a modern fitted kitchen with appliances, a dining space with patio doors overlooking the rear garden, and a door that connects to the utility room equipped with a sink and plumbing for a washer and dryer. An additional door provides access to the rear garden, while another door leads to the downstairs W.C.

Ascending to the first floor, you'll find a spacious landing that provides access to all the bedrooms and the family bathroom. At the front of the property is the generous master bedroom, featuring a front-facing window and direct access to a modern three-piece ensuite shower room, which includes a shower cubicle, W.C., sink unit, and a window. An open doorway from the master bedroom leads to the fourth bedroom, currently utilized as a walk-in wardrobe, which boasts a rear-facing window and a door connecting to the landing. On the opposite side of the landing is the second double-sized bedroom, also with a front-facing window. The third bedroom is also well-sized, featuring a rear-facing window. Completing the interior is the family bathroom, equipped with a contemporary three-piece suite that includes an over-bath shower, a rear-facing window, and stylish wall and floor tiling.

Externally, the front of the property features a generously sized lawn and a driveway that accommodates multiple vehicles, leading to an integral single garage for storage. The impressive landscaped rear garden includes both lawned and patio areas, along with a fixed pergola and electricity points. The property features traditional construction, UPVC double glazing, is connected to all mains services and heated by gas central heating. This leasehold property is based on a 999-year lease that began in 2017 and requires an annual ground rent payment, currently set at £200. The owners are not aware of a review period for this fee. Furthermore, the property incurs an annual estate and management service charge of approximately £300, subject to a yearly review by HML based on reviewing previous expenditure.

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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