Higham Estate Agents

51 Parkfield Drive

Tyldesley, Manchester, M29 8QJ

Asking price £325,000

HIGHAM ESTATE AGENTS proudly present an immaculate three-bedroom detached family home now available for sale. Situated in a highly desirable residential area, this property is just a short walk from local shops and amenities, as well as picturesque spots ideal for leisurely walks. With plenty of room for families, this home boasts a spacious sitting room, a dining area, a conservatory, and a kitchen. It also features three generously sized bedrooms, a family bathroom, and a garage for extra storage.

- Three Bedrooms
- Large Sitting Room & Conservatory
- Modern Kitchen Dining Room
- Family Shower Room
- Front Lawn & Driveway Parking
- Low Maintenance Rear Garden
- Freehold
- Council Tax Band C

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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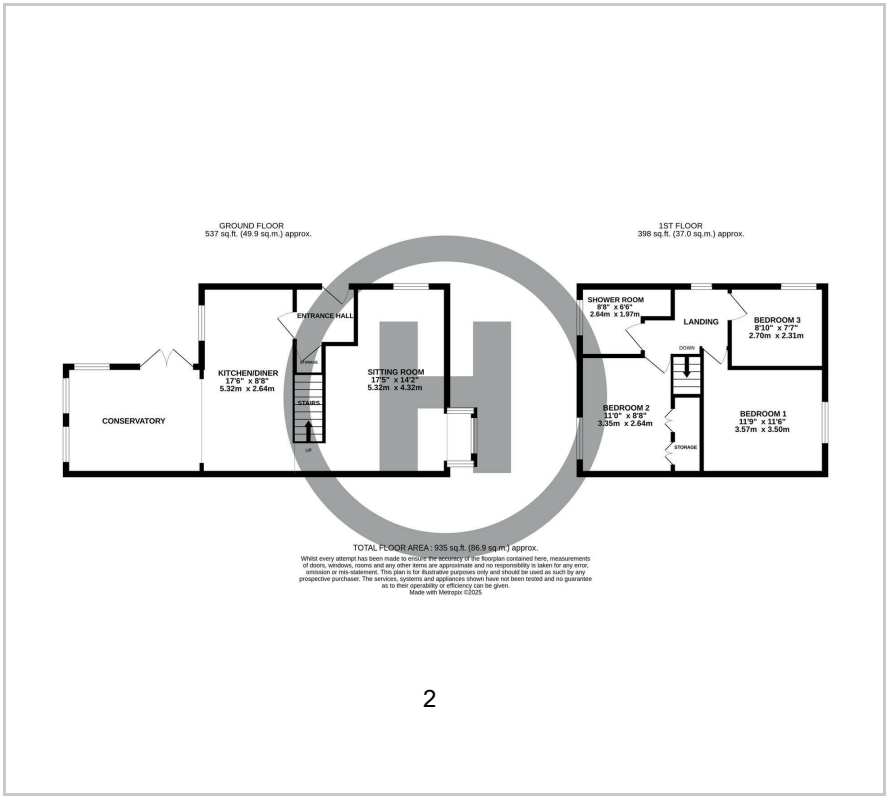
Floor Plan



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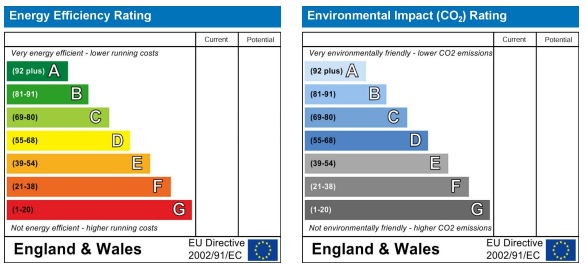

Property Description

As you enter the property, you are greeted by an inviting entrance hall that provides access to under-stair storage and a door leading into the kitchen diner. This area features a selection of modern, shaker-style wall and base units equipped with integrated appliances, complemented by matching work surfaces, flooring, and a rear-facing window. The kitchen also opens into the conservatory, which offers an additional spacious sitting area complete with patio doors and panoramic windows overlooking the rear garden it also boasts gas central heating and a solid roof covering. Additionally, an open archway from the kitchen leads to the generously sized sitting room, perfect for family gatherings, featuring a front-facing window and a full bay window on the side. The staircase to the upper floor is conveniently located within the sitting room.

Located on the first floor, the generously sized master bedroom features fitted wardrobes and a window that faces the side. Adjacent to the master, the second double bedroom also includes fully fitted wardrobes and a window overlooking the rear garden. The final bedroom is also quite spacious, with a front-facing window. Across the ample landing, you'll find access to the family shower room, which is equipped with a W.C., sink, and a walk-in shower cubicle. This room is enhanced by stylish wall and floor tiling, along with a side-facing window.

The property is situated on a generous corner plot, featuring a front lawn, a wide driveway for off-road parking, and a rear garden. The low-maintenance, private garden is ideal for year-round enjoyment and currently includes seating areas along with space for a hot tub. Additionally, a single garage with an up-and-over door provides extra storage, rounding out the external space.

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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