Higham Estate Agents

# 18 Beckside

, Tyldesley, M29 8JP

**£500,000**

HIGHAM ESTATE AGENTS are thrilled to present for sale a remarkably spacious four-bedroom detached family home. This property features generous living areas, including a sitting room, dining room, and kitchen, along with a large utility room and a convenient downstairs WC. It also offers four double-sized bedrooms, a double garage, driveway parking, and a wonderful private rear garden – everything you need for the ideal family home. Nestled in a picturesque cul-de-sac in Tyldesley, just off the highly sought-after 'Squires Lane,' the location allows for easy access to local schools, amenities, and the Cooling Lane bus stop for the guided bus route into Manchester and Leigh.

- Four Generous Bedrooms
- Large Sitting Room & Dining Room
- Kitchen Breakfast Room & Utility
- Double Garages
- Driveway Parking
- Private Enclosed Rear Garden
- Freehold
- 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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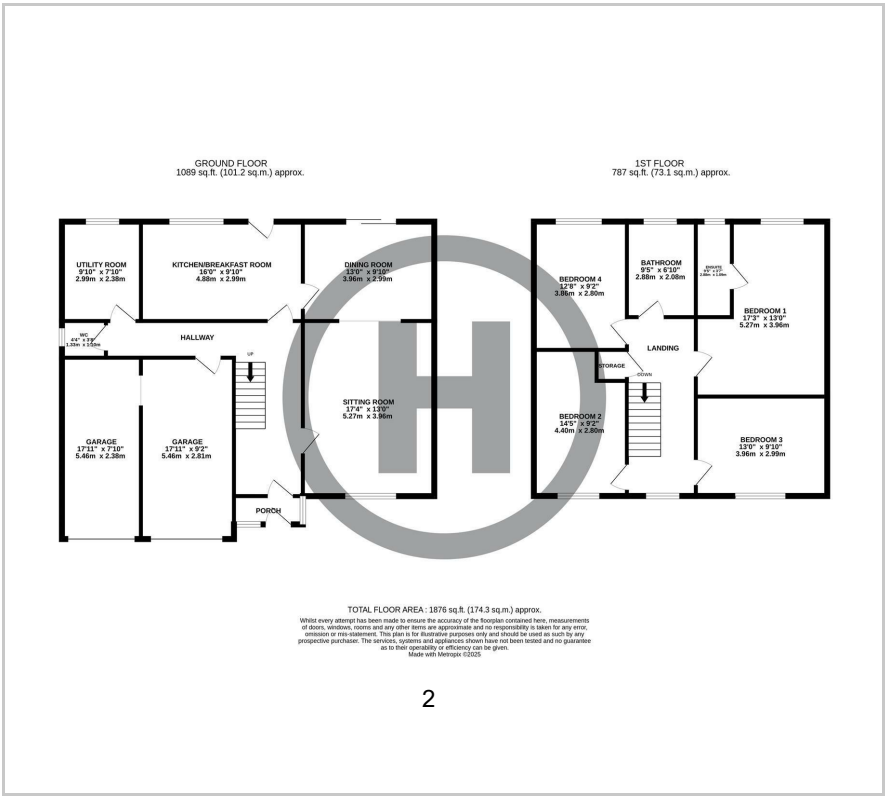
# Floor Plan

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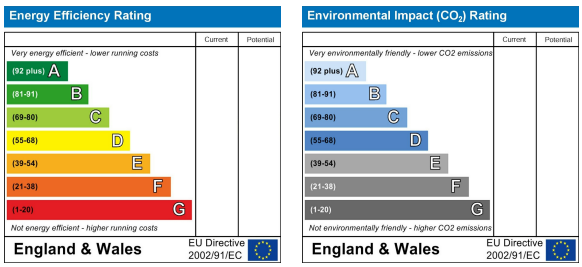

**Property Description**

The property features a UPVC entrance porch that leads into a generous hallway, which connects to the living areas and provides access to the stairs leading to the upper floor. At the front, the spacious sitting room boasts a front-facing window and an open archway that leads into the dining area. The dining area is ample, ideal for family gatherings, and includes sliding patio doors that overlook the rear garden, along with an internal door leading to the kitchen. The kitchen is also quite spacious, equipped with a variety of wall and base units complemented by work surfaces, ample space for appliances, and a breakfast area. Additionally, it has a rear-facing window and an external door that opens to the garden. Further along the hallway, you'll find a sizable utility room fitted with plumbing for a washing machine, storage options, and a rear-facing window. Adjacent to the utility room is a convenient downstairs W.C. with a sink and side-facing window. An additional internal door from the hallway grants access to the garages.

Ascending to the first floor, the spacious landing features a front-facing window that fills the area with light and airiness, leading to the bedrooms and bathroom. The generously sized master bedroom is located at the back, boasting a rear-facing window that overlooks the private garden and providing access to a contemporary three-piece ensuite shower room. The remaining three bedrooms are all doubles, with two positioned at the front featuring front-facing windows, while the last one is at the rear. The internal layout is completed by a beautiful family bathroom, showcasing a modern four-piece suite that includes a walk-in shower, bathtub, W.C., and sink. Additionally, it offers a heated chrome towel rail, a rear-facing window, and stylish wall and floor tiling.

At the front, the property boasts a spacious driveway that provides off-road parking and leads to a double garage with convenient up-and-over doors for easy access. At the back, you'll find a lovely garden featuring patio and decking areas, surrounded by a beautiful lawn adorned with decorative shrubs and borders.

This freehold property is of traditional construction, offers UPVC double glazing throughout, is warmed by gas central heating, is connected to all mains services and offers loft access.

**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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Higham Estate Agents, 9 Stanley Street, Tyldesley, Manchester, M29 8AE
01942 889080 sales@highamea.co.uk **www.highamea.co.uk**