



# Higham Estate Agents



## 7 Dewberry Close

Tyldesley, Manchester, M29 8RD

**£300,000**

HIGHAM ESTATE AGENTS are thrilled to present a wonderful three-bedroom detached family home in Tyldesley for sale. This property provides generous living space ideal for a growing family, featuring a spacious open-plan living and dining area, a conservatory, a kitchen, a converted garage room, three well-proportioned bedrooms, and a four-piece family bathroom. Conveniently situated, the home is centrally located near several town centers, including Tyldesley and Walkden, and is just a short stroll from popular bus routes and the newly developed Parr Bridge Retail Park.

- Three Double Bedrooms
- Detached Family Home
- Quiet Cul de sac Location
- Impressive Living Space
- Converted Garage
- Four Piece Family Bathroom
- Council Tax Band C
- Freehold

### Viewing

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



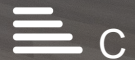
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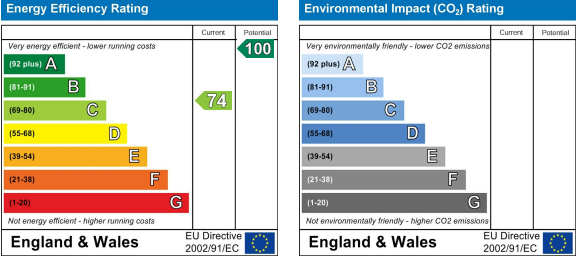
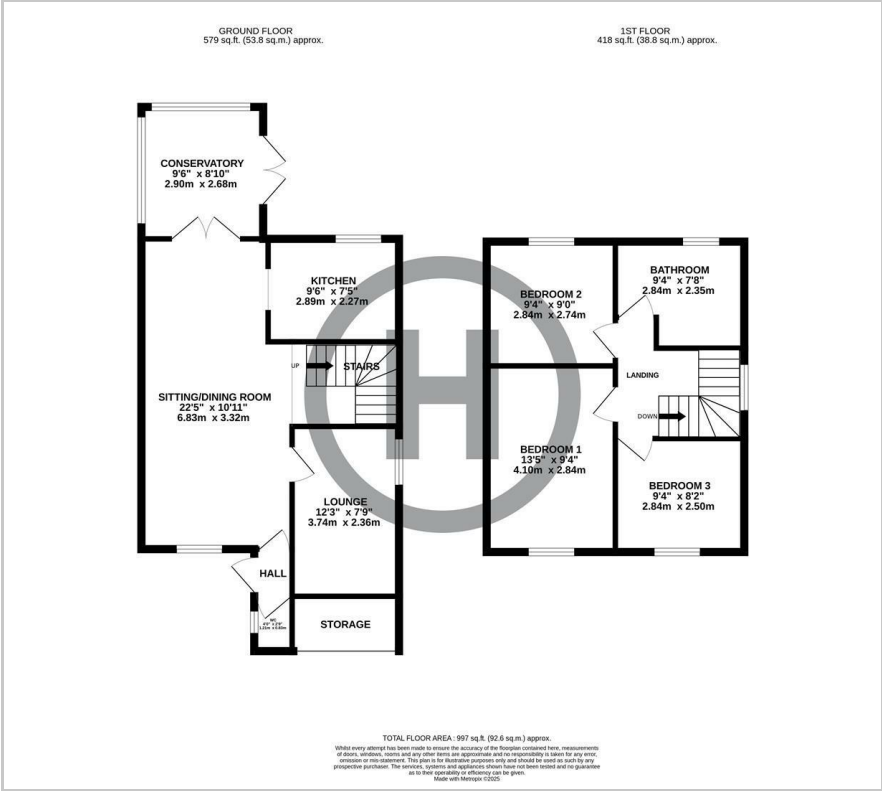
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C



Floor Plan



**Property Description**

The property features an entrance porch that provides access to a convenient downstairs W.C., as well as a door leading into the sitting room. This spacious family area impressively stretches the length of the home, featuring a front-facing window and double doors that open into the conservatory, creating a bright and airy atmosphere. It includes a cozy sitting area, ample space for dining, stairs leading to the upper floor, and internal doors leading to the second reception room and kitchen.

The second reception room, located at the front of the house, is part of a garage conversion, adding valuable space to the home and featuring a side-facing window. The kitchen is also generously sized, equipped with a variety of wall and base units complemented by matching work surfaces, as well as sufficient space for freestanding appliances and a rear-facing window. From the dining area, double internal doors open into the conservatory, which floods the downstairs with natural light and features patio doors that lead out to the garden.

Ascending to the first floor, you'll find a generous landing that leads to three bedrooms and the family bathroom. The master bedroom, positioned at the front, features a front-facing window and is next to the adequately sized third bedroom, which also has a front-facing window. The second bedroom, also double sized, is located at the rear and is adjacent to the family bathroom. This modern family bathroom is spacious and includes a bathtub, a toilet, a hand wash basin, and a corner shower, all beautifully complemented by wall and floor tiling, along with a rear-facing window.

Externally, the property features driveway parking that leads to front storage, accessible through an up-and-over garage door. In the back, you'll discover a serene garden, complete with both patio and lawn areas, ideal for family enjoyment and entertaining guests.

This Freehold property is of traditional construction, is connected to all mains services, boasts UPVC double glazing and is warmed by gas central heating. Please be informed that the vendor has been notified about a local planning application for an exciting new development in the vicinity. At this time, it is unclear whether this will directly impact the residents in the immediate area, but your conveyancing solicitor will be able to provide guidance.

**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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