



**Higham
Estate Agents**



21 Bodmin Road

Astley, Tyldesley, Manchester, M29 7EZ

Offers over £500,000

HIGHAM ESTATE AGENTS proudly presents a pristine four-bedroom detached family home on the coveted Bodmin Road in Astley. This family residence features spacious living areas, including a sitting room, open-plan kitchen diner, conservatory, and study on the ground floor. The first floor includes four generously sized bedrooms. The exterior of the property is set on a large plot with a stunning front garden, a detached double garage, and a well-maintained rear garden. Conveniently located on Bodmin Road, the property is close to excellent schools, shops, amenities, and the popular guided busway.

- Four Bedroom Detached
- Open Plan Kitchen, Dining, Conservatory
- Study Room & Downstairs WC
- Master Bedroom with Ensuite
- Large Front Garden, Driveway & Double Garage
- Stunning Rear Garden
- Council Tax Band E
- 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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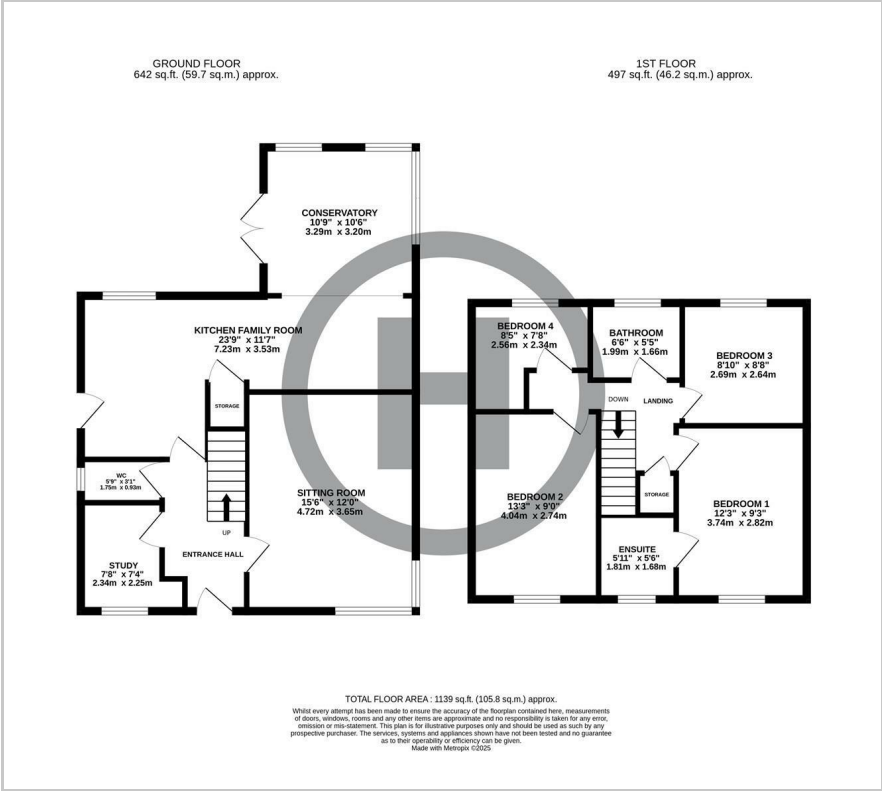
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Floor Plan



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Property Description

The property features an entrance porch that leads to a welcoming hallway with stairs to the upper floor and doors to the living areas. There is a spacious sitting room with a front-facing window and double doors opening to the dining area. The open-plan family area includes a dining space that transitions into the kitchen and conservatory. The modern kitchen is equipped with stylish wall and base units, integrated appliances such as a fridge, freezer, washing machine, dishwasher, and cooking facilities, along with elegant countertops and a breakfast bar. Additionally, it has an external door to the side of the property and a rear-facing window. The conservatory, accessible through the kitchen and dining area, offers panoramic views of the rear garden and features a solid roof for year-round enjoyment. From the hallway, there is access to a convenient downstairs W.C. and a separate study room with a front-facing window. Ascending to the first floor, you'll find the master bedroom at the property's front, featuring a front-facing window and an ensuite shower room with a WC, sink, and walk-in shower. The second large double bedroom is also at the front with a front-facing window. At the back, the third double-sized bedroom offers fully fitted wardrobes and a rear-facing window. The fourth and final bedroom is also at the back with a rear-facing window. Completing the upstairs area are a storage cupboard and the family bathroom, which includes a bathtub with Jacuzzi jets and an overhead shower, WC, sink, wall tiling, and a rear-facing window.

Externally, the property unfolds through elegant double gates, granting a shared entryway with the neighboring property. This splendid space boasts generous driveway parking and leads into the double garage, equipped with up and over doors for effortless access. The front lawn, meticulously tended, is adorned with decorative shrubs that provide privacy, creating a welcoming addition to gardens. At the rear, the property invites you to the patio area through the conservatory's double doors, while an equally pristine lawn, embellished with charming shrubs and borders, gracefully extends around the side of the house, with a gate leading through to the front lawn.

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