



Higham  
Estate Agents



## 20 Hollins Close

Tyldesley, Manchester, M29 7QD

**£300,000**

HIGHAM ESTATE AGENTS are thrilled to present a charming two-bedroom detached bungalow for sale. Nestled in a tranquil cul-de-sac in Astley, this home offers generous living space, featuring a modern kitchen and shower room. It includes a driveway for front parking and a delightful rear garden. Conveniently located near local shops and amenities, it's just a short drive to Tyldesley and Leigh town centers. With no onward chain, this beautiful home is expected to sell quickly, so early viewing is highly recommended.

- Two Bedroom Detached Bungalow
- Driveway Parking to Front
- Private Garden to Rear
- Two Double Bedrooms
- Modern Shower Room
- Quiet Astley Location
- Council Tax Band C
- Leasehold

### Viewing

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



2



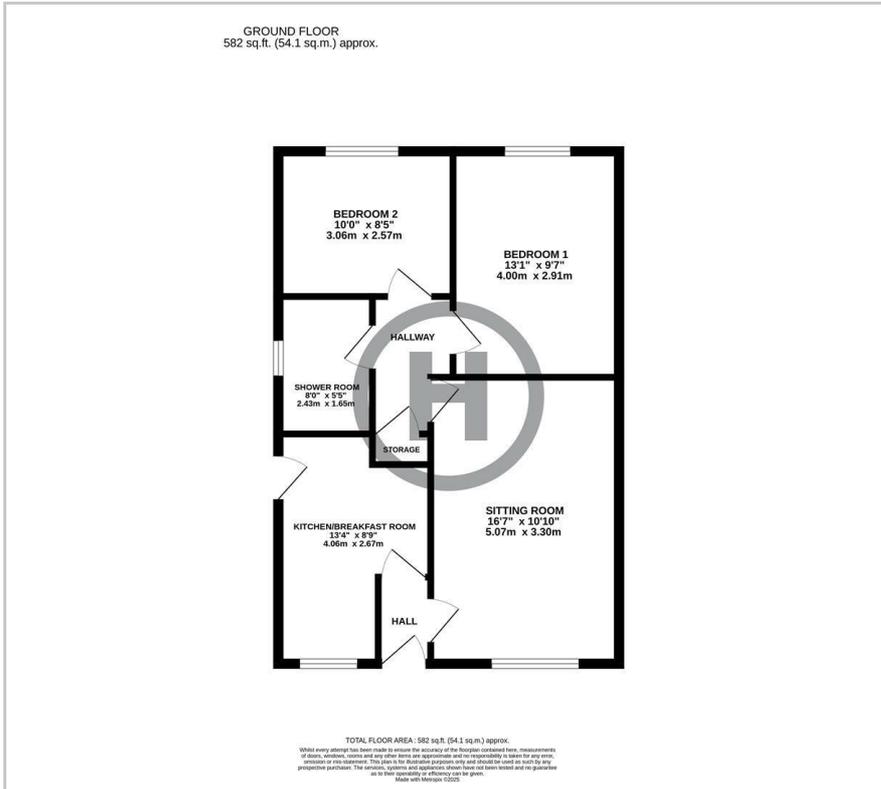
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# Floor Plan



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Property Description

The property begins with an entrance hall that seamlessly connects to both the sitting room and the kitchen. The kitchen, which doubles as a breakfast room, is notably spacious and well-appointed with a variety of wall and base units. It features complementing work surfaces and integrated appliances including Microwave, oven & hob, fridge freezer, dishwasher and a washer dryer. A window facing the front provides natural light, and there is an external door that leads to the property's side. The sitting room is generously sized, making it ideal for entertaining guests. It also has a window facing the front and a door that leads to an inner hallway, providing access to the bedrooms. The main bedroom is equipped with fully fitted wardrobes and has a window that looks out to the rear of the property. The second bedroom is also of double size and includes a rear-facing window. Completing the interior is a modern shower room, which is equipped with a walk-in shower, a W.C., and a sink. The room is elegantly finished with stylish wall and floor tiling, features a side-facing window, and includes a heated towel rail for added comfort. The property is set back from the road, featuring a meticulously maintained lawn shared with a neighboring property offering a picturesque first impression. It includes a driveway for off-road parking and double gates that lead to the serene rear garden. The back garden is a tranquil retreat, offering both a patio area and a lawn adorned with decorative shrubs and borders. The property is held on a 999 year lease from 1989 and the current owner has indicated an annual payment of approximately £40 is required, and are unaware of a review period. The property is of traditional construction, features gas central heating with a newly installed boiler in 2023, UPVC double glazing 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 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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