



Higham Estate Agents



202 Manchester Road

Tyldesley, Manchester, M29 8NN

Offers over £300,000

HIGHAM ESTATE AGENTS are proud to offer for sale this beautifully presented three-bedroom semi-detached home offering stylish modern living, perfect for families and professionals alike and offered with NO ONWARD CHAIN. The property has been thoughtfully extended to create a fabulous open-plan kitchen and family room — the true heart of the home — which opens onto a raised decked balcony, offering a fantastic alfresco dining space with views over the garden, ideal for entertaining and everyday living. Situated in the popular area of Tyldesley, the property sits close to local amenities, schools, and excellent transport links. With a contemporary finish throughout and excellent use of space inside and out, this home is ready to move into and enjoy.

- Three Bedroom Semi Detached
- Extended Living Space
- Sitting Room & Kitchen Family Room
- Raised Decking Balcony
- Large South Facing Rear Garden
- Ideal Location in Tyldesley
- 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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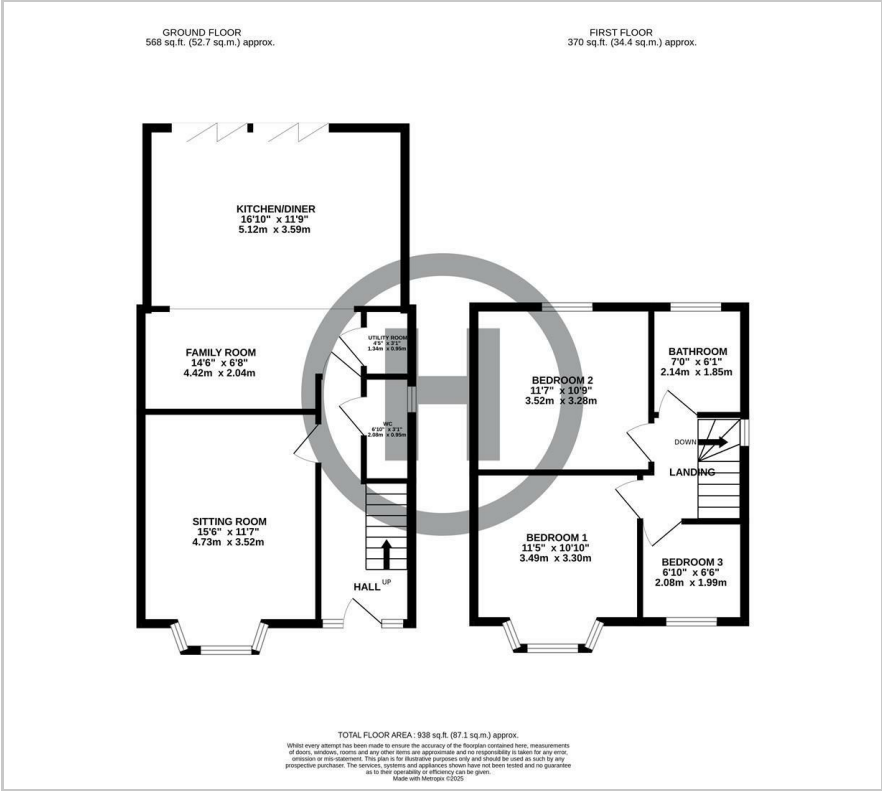
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Floor Plan



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

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



Property Description

The property begins with an entrance hallway that features stairs leading to the first floor. This area also provides access to a convenient downstairs W.C. and doors that open into both the sitting room and kitchen family room. At the front of the house, the sitting room serves as a welcoming space, enhanced by a large bay window that creates a cozy retreat. In contrast, the rear of the property hosts the family room, a versatile area that combines a comfortable sitting area, ample dining space, and a modern kitchen equipped with wall and base units. The kitchen is well-appointed with integrated dishwasher and fridge/ freezer, and it includes a kitchen island that features a built-in breakfast bar. Additionally, this area offers a separate utility space and boasts bi-folding doors that open onto raised decking, ideal for alfresco dining and floods the area with natural lighting along with two skylight windows.

On the first floor, you'll find the spacious master bedroom positioned at the front of the home. This room is enhanced by a bay window that offers a charming view of the property's entrance. The second bedroom, equally generous in size, is a double room with a window that faces the back of the house. The third bedroom, though designed as a single, offers ample space and a front-facing window. The modern family bathroom is situated across the landing, featuring a well-appointed three-piece suite that includes a W.C, sink, and a bath complete with an overhead shower. The bathroom's design is further elevated by stylish wall tiles, a sleek chrome heated towel rail, and a window that looks out to the rear.

Externally to the front, a large driveway provides ample off-road parking for multiple vehicles. At the back, raised decking is accessed from the kitchen, with steps leading down to a generous lawned area, with a southerly aspect, perfect for children to play and for summer gatherings.

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 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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