



# Higham Estate Agents



## 33 Hertford Drive

, Tyldesley, M29 8LU

**£225,000**

A beautifully extended three-bedroom semi-detached home, offering generous and versatile living space ideal for modern family life.

This beautifully presented property boasts generous living spaces, featuring a bright and airy lounge, an extended kitchen/dining area that's perfect for entertaining, a spacious conservatory, and three well-sized bedrooms. The home is enhanced by a charming, private rear garden—ideal for outdoor relaxation and play—while the front offers convenient driveway parking. Additional perks include a garage, providing ample storage space. Conveniently situated within close proximity to the town center, amenities, and transport links.

- Three Bedrooms
- Extended Kitchen
- Dining Room & Conservatory
- Modern Family Bathroom
- Stunning Rear Garden
- Garage to Rear
- Leasehold
- Council Tax Band

### 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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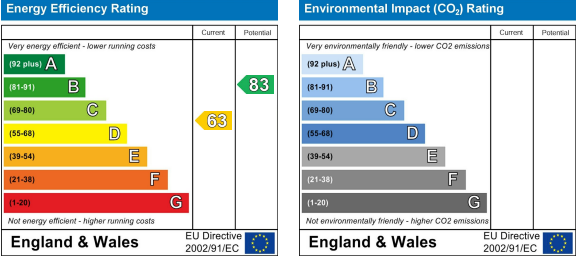
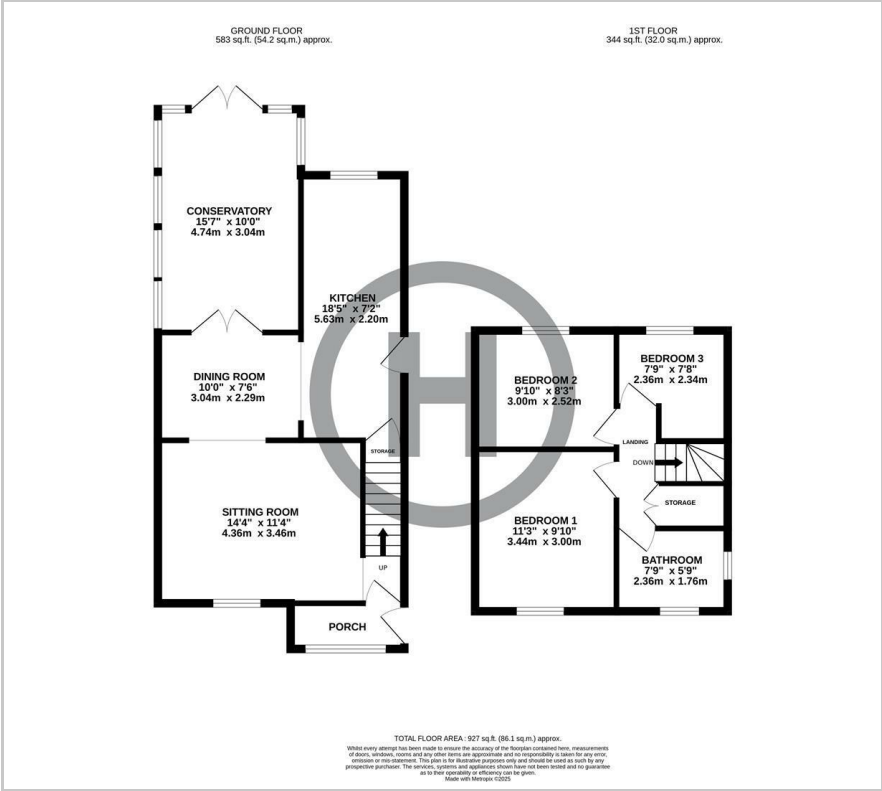
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Floor Plan



**Property Description**

In summary, the property features an inviting entrance porch, leading to a hall with stairs that ascend to the upper floor and opening into the sitting room. This generous sitting room boasts a front-facing window and transitions smoothly into the dining area. The dining area seamlessly connects to the extended kitchen, which showcases a variety of modern wall and base units, complemented by stylish work surfaces and ample space for appliances. Additionally, the kitchen offers access to under-stair storage and an external door on the side of the property. The spacious conservatory, accessible from the dining area through patio doors, features dual aspect windows and patio doors that open to the garden, flooding the area with natural light. Enhanced with a solid roof, the conservatory provides a delightful space to enjoy throughout the year.

Ascending to the first floor, you'll find a generously sized master bedroom located at the front, complete with a front-facing window. At the rear, there is a second double-sized bedroom featuring a rear-facing window, adjacent to the third bedroom, which also boasts a rear-facing window. Completing the internal layout is the exquisite family bathroom, equipped with a W.C., sink, and a stylish bathtub with an overhead shower. This space is beautifully enhanced by dual-aspect windows and eye-catching splashback tiling.

Externally, the property features a parking space located at the front of the house. A shared driveway connects to the neighboring property, leading to a detached single garage. At the back, you'll find a private garden that includes both lawn and patio areas, creating an ideal space for the entire family to enjoy.

The property is held on a 999 year lease from 1967 and the current owner has indicated an annual payment of approximately £10 is required, and are unaware of a review period. The property is of traditional construction, features gas central heating, UPVC double glazing and is connected to all main services.

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