



# Higham Estate Agents



## 20 Cotton Close

Tyldesley, Manchester, M29 8FB

**£365,000**

HIGHAM ESTATE AGENTS are delighted to offer for sale this modern detached family home, boasting four good size bedrooms and an extended kitchen family room. Located on the door step to primary and high schools, this stunning home is situated in a quiet cul-de-sac in a popular residential area and provides easy access to all local amenities and transport links with the guided bus way just minutes away making this the ideal family home.

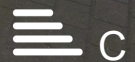
In brief the property comprises an entrance hallway with door leading through to the well proportioned lounge, housing the stairs to the upper floor and door through to the kitchen. The extended kitchen family room comprises a range of modern wall and base units with integral appliances, central island with breakfast bar, dining and seating area with velux windows and bi-folding doors over looking the rear garden. In addition the utility room and downstairs W.C complete the downstairs accommodation. To the first floor sits a good size master bedroom with fitted wardrobes and ensuite shower room, double size second bedroom with fitted wardrobes, a further double bedroom, a good size forth bedroom and modern three piece family bathroom. Outside a well maintained rear garden which is laid mainly to lawn and a patio area perfect for family fun and entertainment. To the front, the property benefits a driveway leading up to the front of the property and an additional shared driveway leading to the semi detached garage.

Please note the property is Leasehold on a 155 year lease from 2014 and is subject to a yearly payment of £250 with a rent review every 15 years.

- Four Good Size Bedrooms
- Extended Kitchen Family Room
- Integral Single Garage
- Good Size Rear Garden
- Driveway to Front
- Prime Location for Schools
- Council Tax Band D
- Leasehold 155 Years from 2011 £ 250 PA

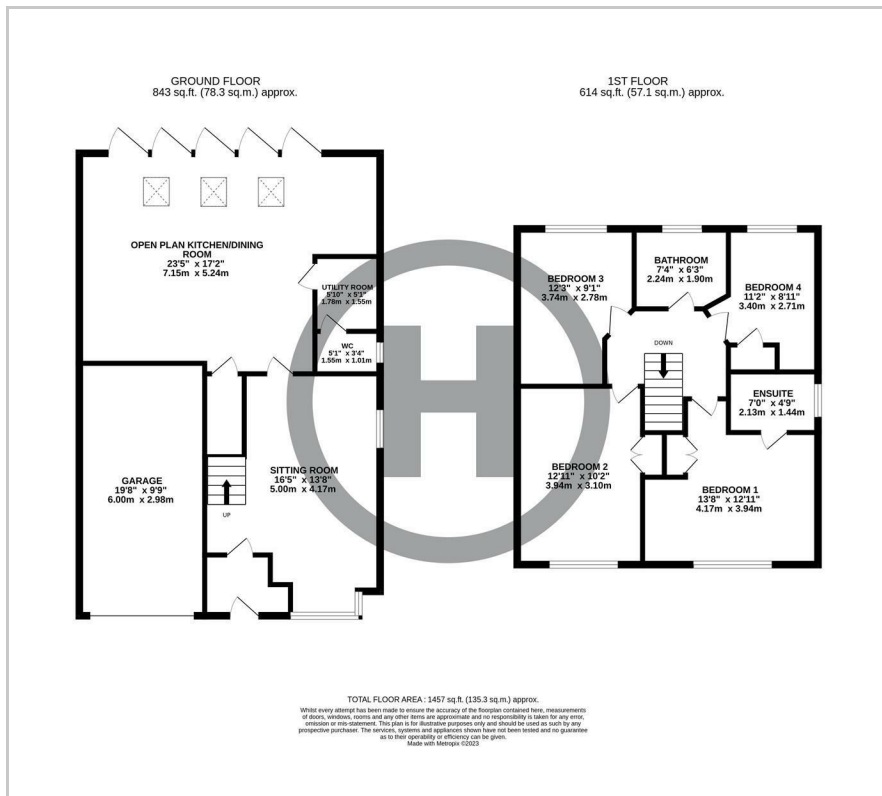
### Viewing

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





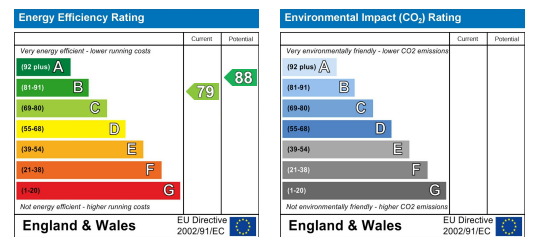
# Floor Plan



# Area Map



# Energy Efficiency Graph



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