



Higher Green Lane, Tyldesley

Manchester



In Excess of £310,000

159 Higher Green Lane

Tyldesley, Manchester

Deceptively Spacious Four Bedroom End Terraced Property in the Lovely Astley Green Area with Three Reception Rooms and an Extended Kitchen! Within Walking Distance of the Canal and Astley Point! Council Tax band: C

Tenure: Leasehold

- Deceptively Spacious Four Bedroom End Terraced Property
- Located in Astley Green Village, Close to Astley Point, the Boathouse Pub and Bridgewater Canal
- Benefits from Three Large Reception Rooms, One is Currently in Use as a Bedroom
- Large Extended Kitchen with Modern Units, Plenty of Storage, Velux Windows and Patio Doors to the Side
- Benefits from a Utility Room/Downstairs W/C
- Four Well-Proportioned Bedrooms
- Modern Three-Piece Family Bathroom
- Low-Maintenance Paved Garden which Could be Used as a Parking Space
- Close to the A580 which Provides Direct Access into Manchester and Warrington
- Viewing is Highly Recommended!



Dining Room

14' 10" x 13' 0" (4.53m x 3.95m)

Lounge

14' 11" x 13' 9" (4.54m x 4.18m)

Kitchen

15' 7" x 7' 7" (4.74m x 2.30m)

Utility/WC

7' 1" x 8' 9" (2.16m x 2.66m)

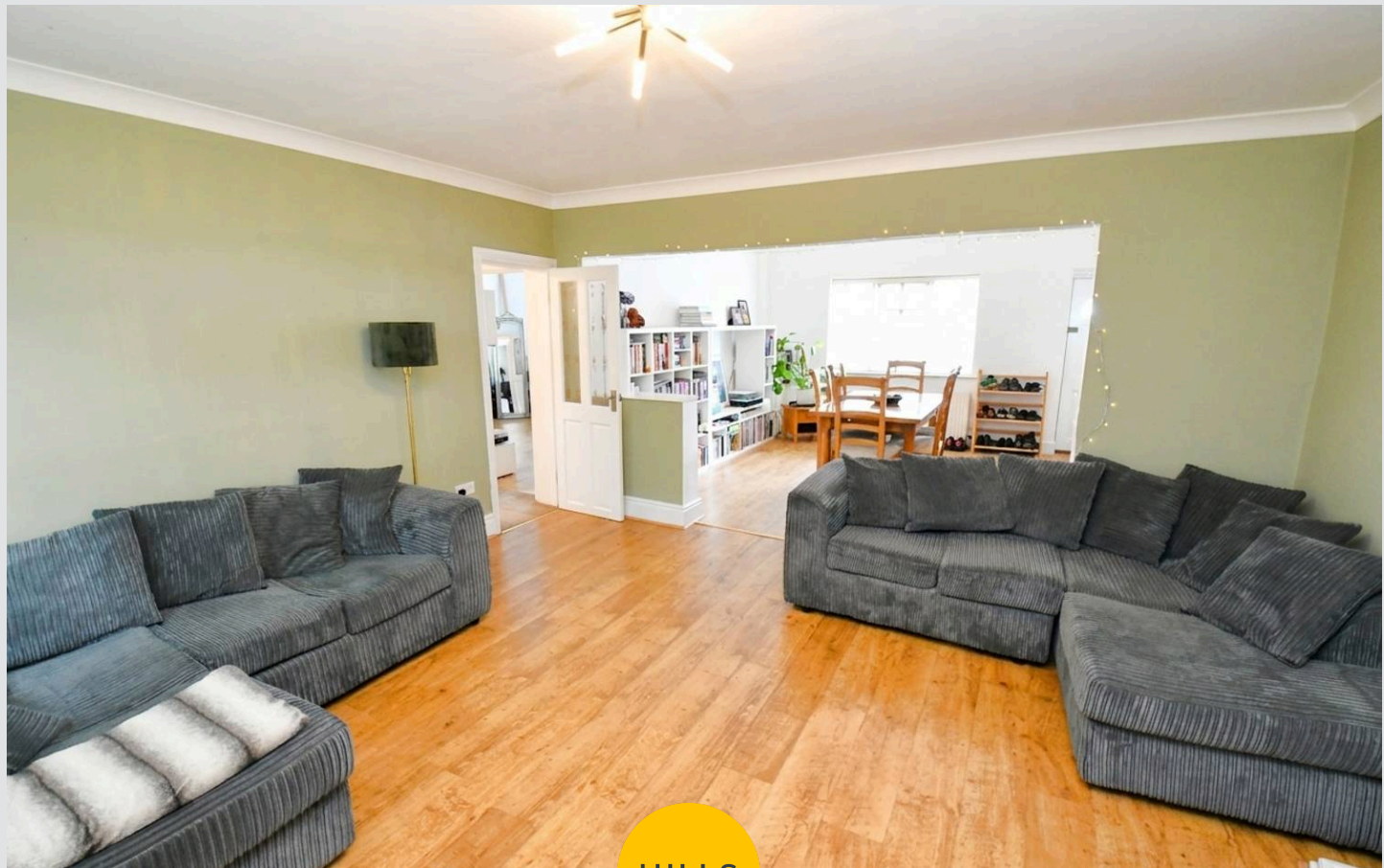
Reception room two

13' 7" x 12' 10" (4.15m x 3.92m)

Landing

Bathroom

7' 7" x 7' 2" (2.32m x 2.18m)



HILLS



Dining Room

14' 10" x 13' 0" (4.53m x 3.95m)

Lounge

14' 11" x 13' 9" (4.54m x 4.18m)

Kitchen

15' 7" x 7' 7" (4.74m x 2.30m)

Utility/WC

7' 1" x 8' 9" (2.16m x 2.66m)

Reception room two

13' 7" x 12' 10" (4.15m x 3.92m)

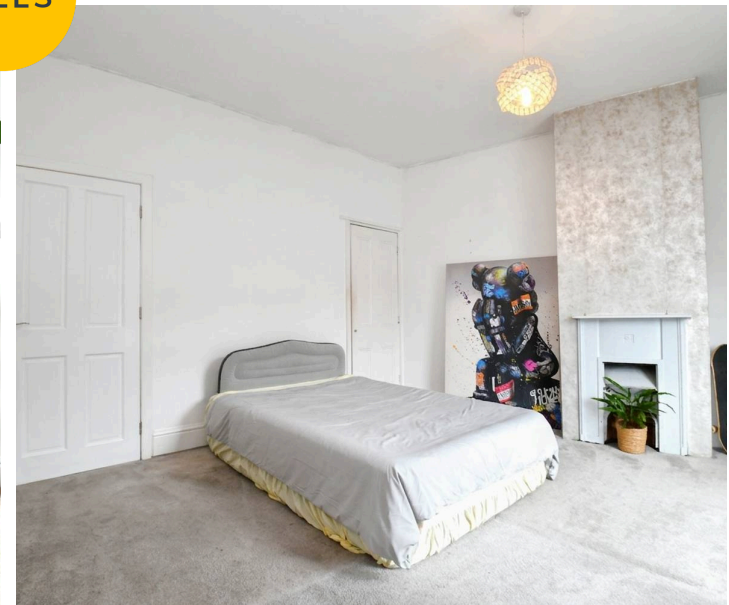
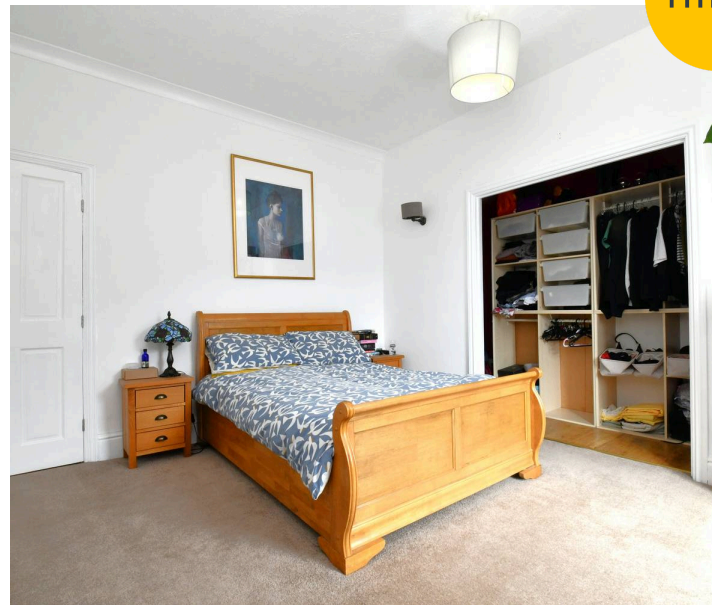
Landing

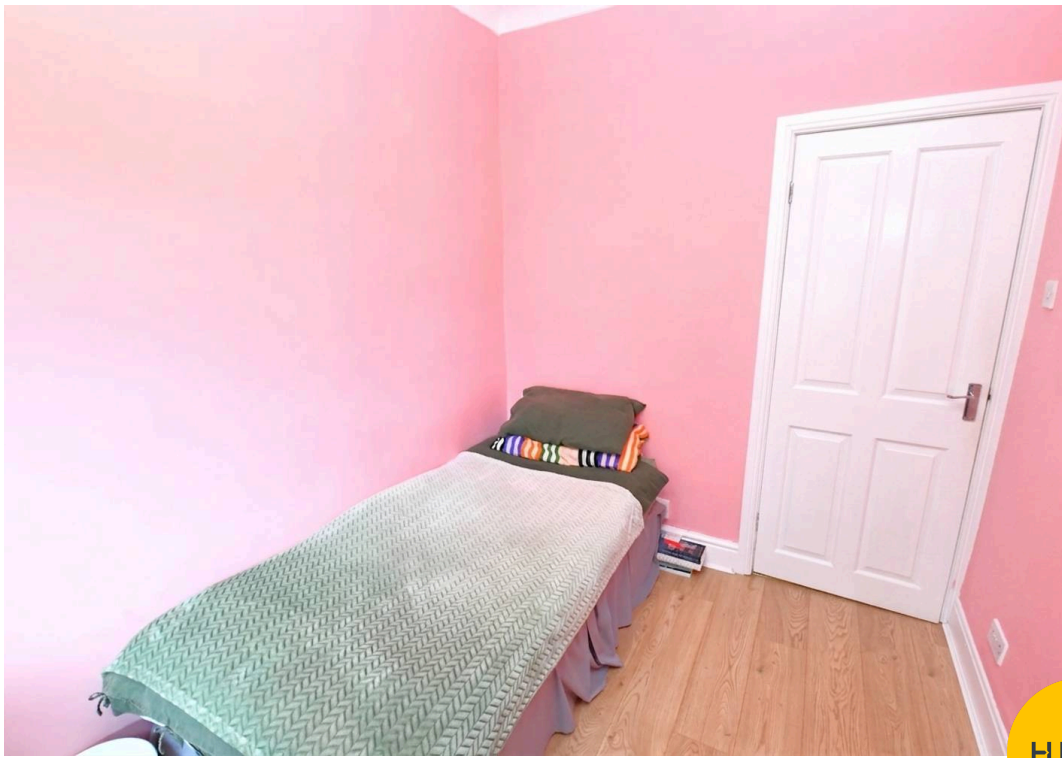
Bathroom

7' 7" x 7' 2" (2.32m x 2.18m)



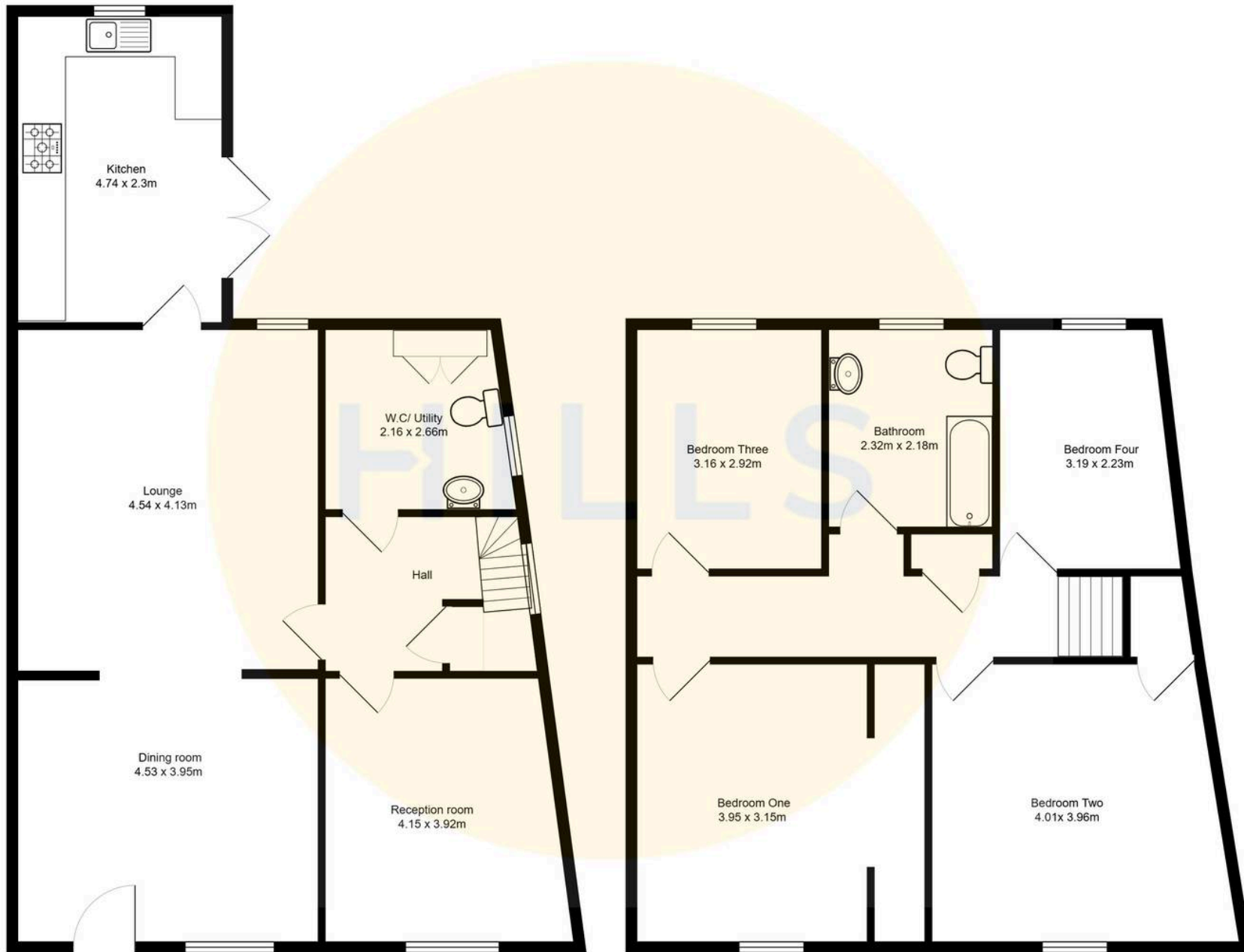
HILLS





HILLS







Hills | Salfords Estate Agent

Hills Residential, Sentinel House Albert Street – M30 0SS

0161 707 4900

sales@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.