



56 Higher Green Lane, Tyldesley M29 7HZ

£645,000



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MAIN DESCRIPTION

PRESTIGE HOME

STEPPING STONES are proud to present for sale this immaculately presented SIX bedroom former Farm House. Built in the 1700's this former farmer's family home forms part of this sympathetic development by Richardsons Home in 2003 and is just one of a collection of individual farm buildings which make up Manor House Farm. This picturesque farmhouse is located in the small and quaint village of Higher Green with greenbelt countryside and the Bridgewater Canal on the doorstep. Ideally positioned for the transport networks including M60 ring main motorway and Manchester Airport.

The internal accommodation spans over four levels including the cellar, and boasts high quality fixtures and fittings including Sonas zoned sound system, under floor bathroom heating and bathroom ventilation system, with spacious room sizes, feature beams and pretty courtyard and lawned gardens. In brief the internal accommodation comprises; Entrance Hallway, Three Reception Rooms, Stunning conservatory with by folding doors to courtyard, Spacious kitchen / diner, downstairs w/c to the ground floor with lower floor cellar / utility room. The first floor accommodation offers THREE spacious double bedrooms one with en-suite bathroom and one with en-suite dressing room and a fantastic luxurious large family bathroom. To the second floor there are a further THREE spacious double bedrooms again one with en-suite bathroom and one with en-suite dressing room and a further family bathroom.

Externally The Manor House is approached by two sets of twin five bar wooden farm gates leading to an hedge and brick wall enclosed garden with a large block paved

driveway providing off road parking for several vehicles, lawned areas with established planting, gated access to the pretty side courtyard garden and path to front door.

An internal inspection by appointment only is highly recommended, call 01457 858955 to arrange a viewing.

ENTRANCE PORCH

Timber framed double doors to porch, tiled floors, internal double doors to hallway, light point.

ENTRANCE HALLWAY

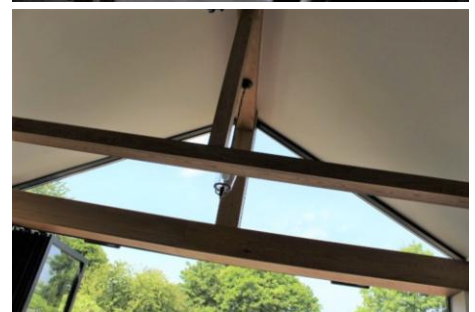
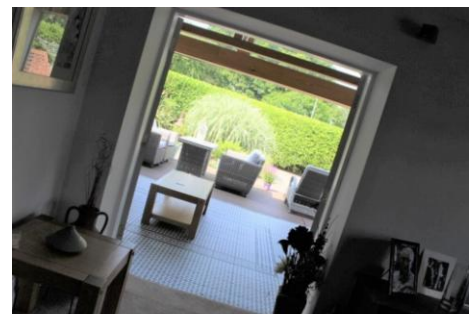
17' 4" x 6' 7" (5.28m x 2.01m)

Designer wall mounted radiator, tiled floor, ceiling light point, wall mounted heating thermostat, stairs to the upper floor accommodation, internal doors to the ground floor accommodation, internal door to cellar.

RECEPTION ROOM ONE (FRONT)

12' 2" x 12' 2" (3.71m x 3.71m) Currently used as a formal dining room. Timber framed sash window to the front elevation with window seat, feature beams to ceiling, ceiling light point, telephone point, wall mounted radiator, 2 x wall light points, feature fire place with gas fire, internal double doors providing access to the back reception room.

RECEPTION ROOM TWO



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(REAR)

12' 5" x 12' 3" (3.78m x 3.73m) Internal double doors to lounge, feature beams to ceiling, ceiling light point, wall mounted radiator, double doors to conservatory, timber framed window to the rear elevation.

CONSERVATORY

14' 9" x 10' 8" (4.5m x 3.25m) Spacious conservatory with vaulted ceiling and feature beams. uPVC byfold doors providing access to the rear courtyard garden and decking areas. 2 x light points, TV aerial points, 2 x wall light points, wall mounted air conditioning unit, Sonas zoned sound system.

RECEPTION ROOM 3 (FRONT)

13' 8" x 13' 4" (4.17m x 4.06m) Currently used as the formal lounge. Timber framed sash window to the front elevation with window seat, feature beams to ceiling. Feature fireplace with multi fuel burning stove with tiled hearth and wooden fire surround. TV aerial point, ceiling light point.

KITCHEN/DINER (REAR)

21' 7" x 13' 11" (6.58m x 4.24m) A comprehensive range of high and low fitted quality kitchen units with Granite work surfaces and inset drainer. 11/2 bowl Stainless Steel sink unit. De-

Dietrich Double electric oven with 5 ring gas hob and over cooker extractor fan. integrated tall fridge/freezer, integrated dishwasher, integrated small fridge, Worcester boiler housing, feature beams to ceiling, ceiling spot lights, wall mounted radiator. Internal door to back porch and w/c.

BACK PORCH

Wall mounted radiator, consumer unit, feature beam to ceiling, internal door to w/c, External rear door.

W/C

w/c, sink unit, tiled floor, splash back tiling, wall mounted radiator, feature beam to wall, light point.

CELLAR

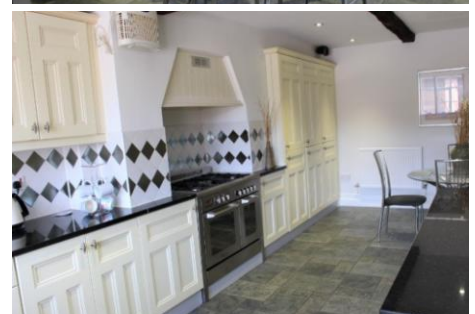
Accessed from the hallway. Tanked, plumbing for automatic washing machine, Belfast sink unit, power and lighting.

STAIRS AND LANDING

Paneled staircase to first floor landing with timber framed window to the rear elevation.

MASTER BEDROOM (FRONT)

14' 3" x 13' 2" (4.34m x 4.01m) A very spacious double bedroom with timber framed sash window to the front elevation with window seat, feature beams to ceiling, fitted wardrobes to one wall with lighting and matching



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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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