



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

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Manchester Road, Tyldesley, M29 8NT

£995

RENTAL PROPERTY READY TO GO
Nestled on Manchester Road in the charming area of Tyldesley, Manchester, this end-terraced house is a true gem waiting to be discovered. Boasting two reception rooms and three bedrooms, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by two generously sized reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The second reception room seamlessly flows into a modern, newly fitted kitchen, creating a seamless space for culinary delights to be enjoyed.

One of the highlights of this property is the French doors that open up to a quaint yard adorned with mature trees and an outbuilding, providing a tranquil outdoor space to unwind and enjoy the fresh air.

The property also features a spacious four-piece bathroom suite, offering both style and functionality for your daily needs.

If you're looking for a home that combines traditional charm with modern amenities, this end-terraced house on Manchester Road is the perfect choice. Don't miss the opportunity to make this property your own and create lasting memories in this delightful abode.

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- Tenure Freehold
- On Street Parking
- Contemporary Fitted Kitchen
- Viewing Essential
- Council Tax Band A
- Spacious End Terraced Property
- Ample Sized Four Piece Bathroom Suite
- EPC Rating C
- Three Bedrooms
- Enclosed Rear Yard With Timber Shed

Ground Floor

Entrance

UPVC door to hall.

Hall

13'1 x 4'5 (3.99m x 1.35m)

Central heating radiator, doors to reception room one, reception room two, stairs to first floor and laminate flooring.

Reception Room One

13'11 x 11'1 (4.24m x 3.38m)

UPVC double glazed window, central heating radiator, inset gas fire, ceiling rose, coving and laminate flooring.

Reception Room Two

15'3 x 10'8 (4.65m x 3.25m)

UPVC double glazed window, central heating radiator, storage, television point, laminate flooring and open access to kitchen.

Kitchen

14'4 x 9'1 (4.37m x 2.77m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate work tops, oven with a four ring electric hob, tiled splash backs and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, laminate flooring, LED spotlights and UPVC double glazed French doors to rear.

First Floor

Landing

15'9 x 5'2 (4.80m x 1.57m)

Central heating radiator, loft access, smoke alarm, doors to three bedrooms and bathroom.

Bedroom One

11'1 x 9'9 (3.38m x 2.97m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'9 x 8'3 (3.58m x 2.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 6'1 (3.48m x 1.85m)

UPVC double glazed window and central heating radiator.

Bathroom

11'9 x 6'11 (3.58m x 2.11m)

UPVC double glazed frosted window, central heating towel radiator, tiled panel bath with mixer tap, pedestal wash basin with mixer tap, dual flush WC, enclosed electric feed shower, part tiled elevation, extractor fan, LED spotlights and vinyl flooring.

External

Rear

Enclosed paved yard, stone chip raised bed, mature tree, timber out building and gate to shared access road.

Front

Enclosed paved courtyard.



Tel: 01616960085

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