



0 Shakerley Road, Tyldesley, M29 8ES

Offers in excess of £130,000

Nestled on the charming Shakerley Road in Tyldesley, this mid-terrace house, built in 1910, offers a porch, lounge and kitchen. To the first floor are three bedrooms and a bathroom.

Located within walking distance of Tyldesley town centre, local shops, schools, and excellent transport links including the Vantage guided busway, this home combines convenience with comfortable living in a sought after location.

An excellent opportunity to step onto the property ladder or add to your investment portfolio, viewing is highly recommended!



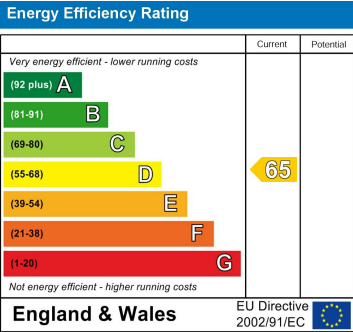
Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

years remaining on the lease 800 +
Ground rent: £5 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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