



***Princes Avenue, Tyldesley M29 7AW***

**£145,000**

*This semi-detached property is ideally situated in close proximity to Tyldesley town centre, offering convenient access to various amenities. With a short walk to Astley Street park, residents can enjoy the tranquility of the green surroundings and outdoor activities. The location is also well-connected with local bus routes, facilitating easy travel within the area. For commuters, the property's proximity to the East Lancashire Road ensures quick and efficient travel to nearby towns and cities. This feature is especially advantageous for those who need to travel regularly for work or other commitments. The interior of the property features a lounge, kitchen/diner, three bedrooms and a family bathroom. Externally, the front of the property features a driveway, providing convenient off-road parking. There is also a garden at the front. Meanwhile, the rear is paved, offering a low-maintenance outdoor space that can be used for various purposes.*

- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY
- REAR GARDEN
- LOUNGE KITCHEN/DINER
- REAR PAVED GARDEN

### **Hallway**

5' 0" x 3' 10" (1.512m x 1.181m) Wooden front door, ceiling light point, wall mounted radiator, carpeted flooring.

### **Lounge**

13' 0" x 13' 11" (3.958m x 4.230m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Kitchen**

9' 0" x 13' 7" (2.732m x 4.140m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, freestanding oven space, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, 2 x storage cupboards.

### **Stairs/Landing**

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

### **Bedroom One**

13' 10" x 9' 9" (4.208m x 2.965m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

9' 0" x 10' 0" (2.742m x 3.054m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, wooden flooring.

### **Bedroom Three**

8' 11" x 7' 0" (2.722m x 2.123m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bathroom**

5' 6" x 6' 6" (1.681m x 1.984m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, Wc, bath with shower over.



**Outside**

**Front**

*Driveway, lawn, bedding surrounds.*

**Rear**

*Patio area, bedding surrounds.*

**Tenure**

*Freehold*

**Council Tax Band**

*A*



**Energy performance certificate (EPC)**

93 Princes Avenue Astley Tyldesley MANCHESTER M29 7AW	<b>Energy rating</b> <b>C</b>	Valid until: <b>30 November 2033</b> Certificate number: 0737-7822-6309-0029-2206
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Property type	Semi-detached house
Total floor area	72 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Energy rating and score**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

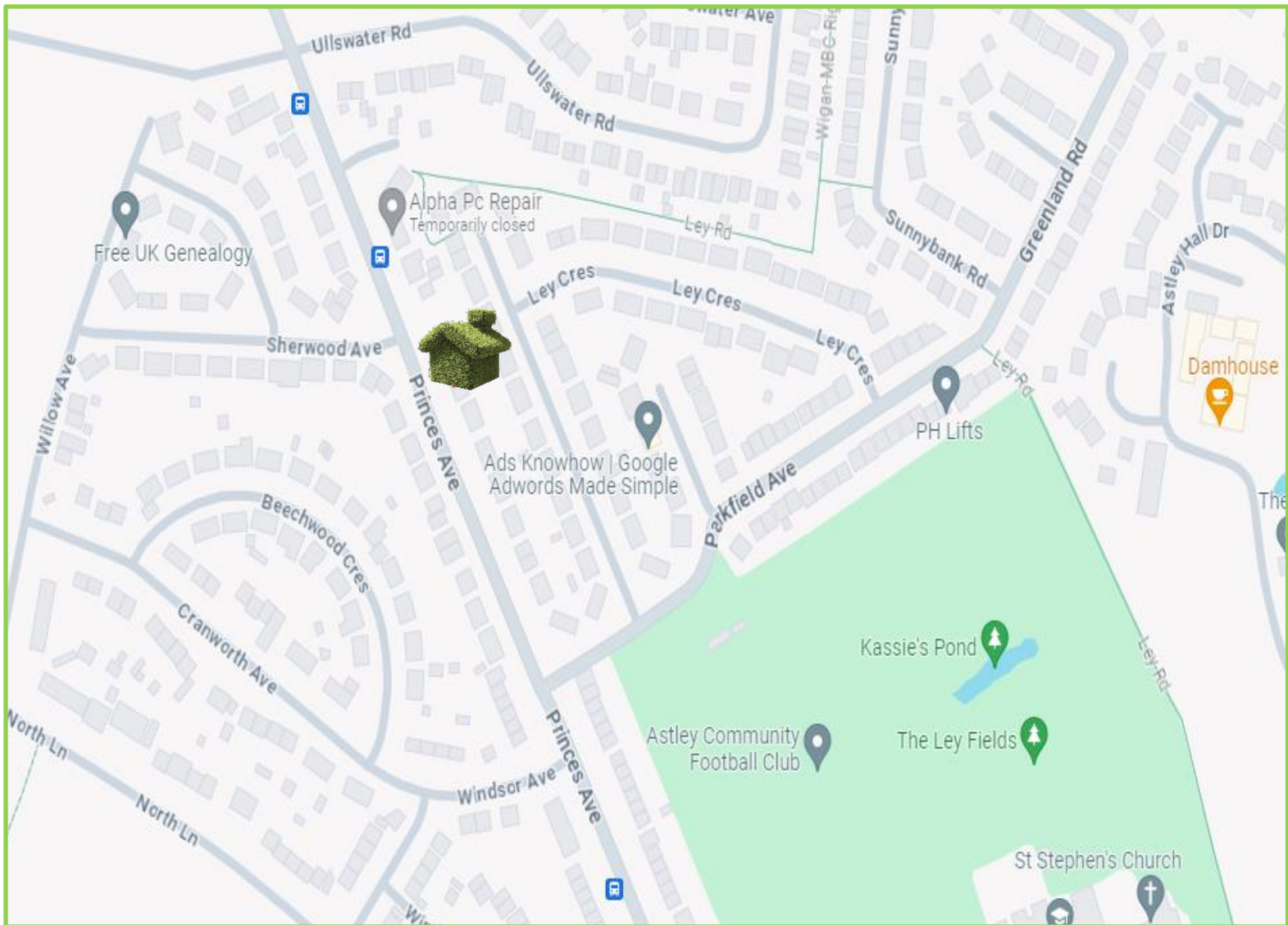
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60







Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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