



***Crawford Avenue, Tyldesley M29 8EU***

**£180,000**

*Occupying a FANTASTIC POSITION WITH FIELDS TO THE REAR, this GREAT SIZED FAMILY PROPERTY has WELL TENDED GARDENS to the front and rear, GREAT SIZED BEDROOMS, a GOOD SIZED KITCHEN with potential to knock through to outbuildings, and a SPACIOUS LOUNGE and entrance hallway. Situated off Shakerley Road, Tyldesley, the property is within easy distance of Fred Longworth High School and bus routes to Atherton and Manchester.*

*To the front of the property is a good sized DRIVEWAY offering ample parking. Enter via a GOOD QUALITY COMPOSITE DOOR into the entrance hallway which leads to a GENEROUS LOUNGE TO THE FRONT. To the rear, a good sized kitchen with views to the rear garden leads to an adjacent storage area which could be developed into a utility or knocked through. To the first floor there are TWO SPACIOUS DOUBLE BEDROOMS, a SINGLE BEDROOM, wc and shower room. To the rear, there is a well-tended and spacious rear garden with views to fields to the rear. The property is in need of some cosmetic modernisation so would be ideal for those looking to put their own stamp on the property.*

- FANTASTIC POSITION
- WELL TENDED GARDENS
- GREAT SIZED BEDROOMS
- DRIVEWAY
- CLOSE TO LOCAL SHOPS
- GOOD TRANSPORT LINKS

### **Hallway**

11' 2" x 5' 10" (3.411m x 1.773m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring.

### **Lounge**

12' 0" x 15' 1" (3.646m x 4.608m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring, gas fire.



### **Kitchen**

9' 5" x 12' 4" (2.873m x 3.767m) Wooden door to lean to, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall base and drawer units, freestanding oven, space for washing and fridge freezer, work surfaces, sink with drainer and mixer tap, half tiled walls.



### **Store/Utility**

UPVC double glazed door to rear, 2 x storage areas, UPVC double glazed window to rear, tiled/concrete flooring.

### **Stairs/Landing**

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



### **Bedroom One**

10' 7" x 12' 6" (3.224m x 3.814m) Ceiling light point, wall mounted radiator, UPVC double glazed to front, floorboards, built in wardrobes.

### **Bedroom Two**

11' 0" x 12' 7" (3.364m x 3.823m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, floorboards.

### **Bedroom Three**

7' 6" x 10' 1" (2.285m x 3.069m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.



**Bathroom**

5' 6" x 5' 10" (1.670m x 1.771m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, corner shower, tiled walls.

**Outside**

**Front**

Driveway, lawn, bedding surrounds.



**Rear**

Patio area, lawn, bedding surrounds, open fields to rear.

**Tenure**

TBC

**Council Tax Band**

**Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?







## Energy performance certificate (EPC)

99 Crawford Avenue Tyldesley MANCHESTER M29 9EL	Energy rating	Valid until:	9 May 2034
	<b>C</b>	Certificate number:	9700-1805-0722-8397-3543

Property type	Semi-detached house
Total floor area	84 square metres

### Rules on letting this property

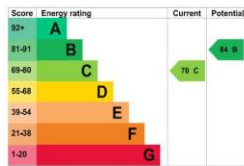
Properties can be let if they have an energy rating from A to E.

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 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.

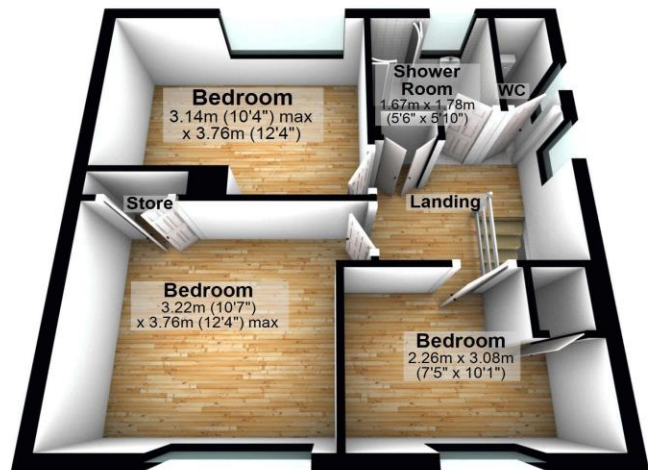
For properties in England and Wales:

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

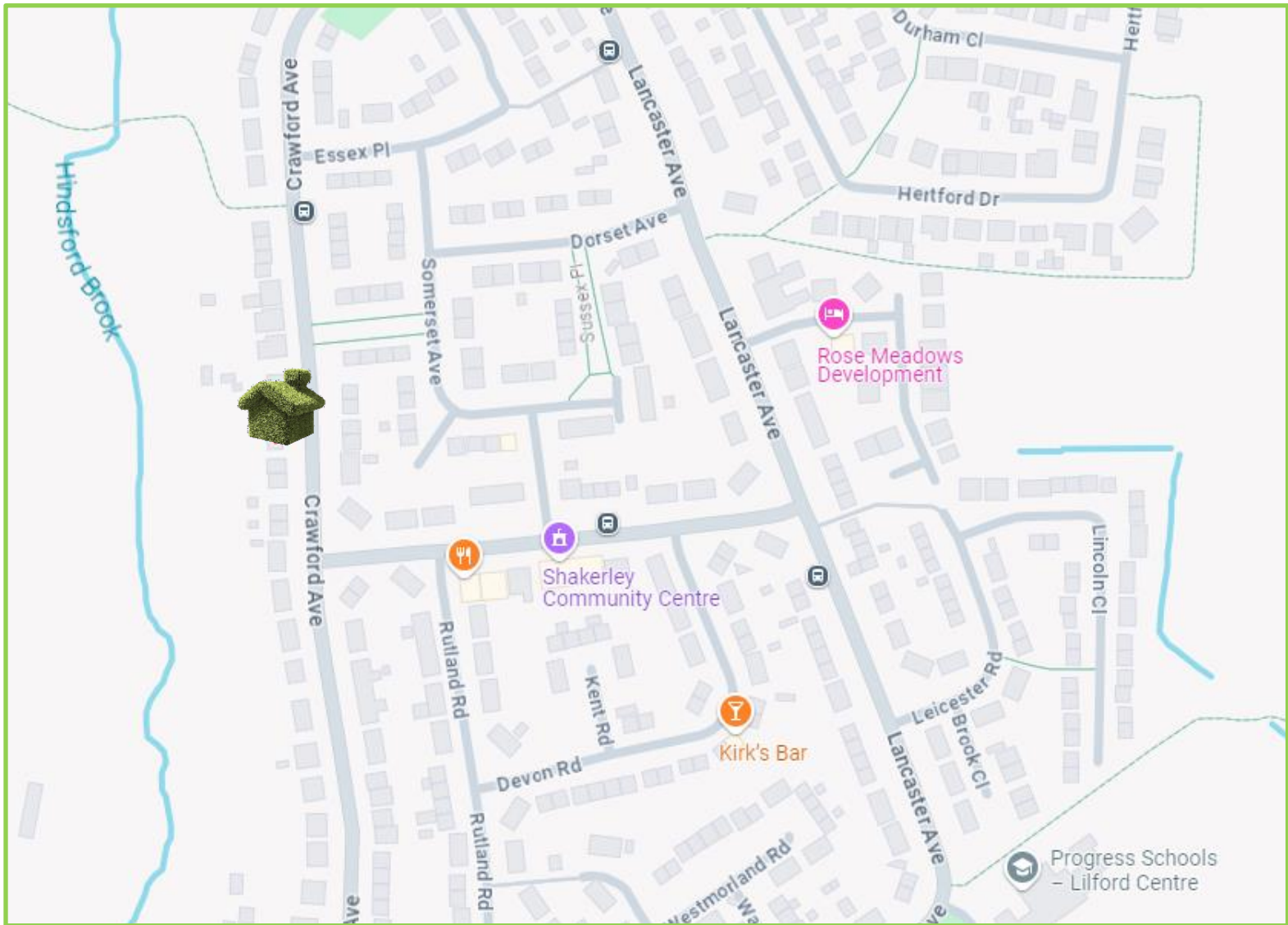
### Ground Floor



### First Floor



Total area: approx. 84.0 sq. metres (903.9 sq. feet)



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

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)