



Blenheim Street, Tyldesley M29 8JL

Offers Over £280,000

Situated on a quiet street conveniently positioned for Fred Longworth High School, this BEAUTIFULLY PRESENTED LINK DETACHED house has a SPACIOUS L SHAPED OPEN PLAN LOUNGE / DINING AREA with DOORS TO THE GARDEN and a garage conversion providing a GOOD SIZED FITTED KITCHEN to the side. To the first floor there are two double bedrooms, a single bedroom, and a modern and well finished family bathroom. A welcoming entrance hallway leads to the lounge at the front. There are some great finishing touches throughout the property, including OAK INTERNAL DOORS and vertical radiators in the lounge. The open plan lounge and dining area has plenty of space for busy family life, encompassing a large lounge area, room for a large dining table, with the L shaped layout potentially providing a desk space for those working from home. French doors lead out to a great sized well landscaped garden with lawn. To the front there is ample parking provided by a brick paved driveway. The house is situated near to Squires Lane in Tyldesley, the guided busway to Manchester is easily accessible.

- WALKING DISTANCE TO TYLDESLEY CENTRE
- SPACIOUS LOUNGE/DINER
- PLANNING PERMISSION FOR 4TH BEDROOM
- EXCELLENT TRANSPORT LINKS NEARBY
- GUIDED BUS WAY CLOSE
- GOOD SIZED REAR GARDEN

Hallway

5' 6" x 7' 9" (1.687m x 2.365m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, 2 x window side panels, laminate flooring.

Lounge/Dining Area

24' 0" x 16' 1" (7.325m x 4.899m) Solid oak door, ceiling light point x 2, wall mounted radiators x 2, UPVC double glazed bay window to front, UPVC double glazed window to rear, laminate flooring, UPVC double glazed french doors to rear.



Kitchen

17' 5" x 8' 3" (5.321m x 2.517m) UPVC double glazed stable door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring, wall base and drawer units, range style oven with gas hob and electric oven, space for washing machine and fridge freezer, sink unit with drainer and mixer tap.



Stairs/Landing

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

Bedroom One

13' 1" x 9' 8" (3.976m x 2.944m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring.

Bedroom Two

11' 11" x 9' 11" (3.626m x 3.011m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.



Bedroom Three

7' 5" x 6' 2" (2.254m x 1.868m) Ceiling light point, wall mounted radiator, uPVC double glazed window to front, carpeted flooring.

Bathroom

7' 6" x 7' 5" (2.283m x 2.271m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with waterfall shower head, tiled walls.



Outside

Front

Driveway, lawn.

Rear

2 x Decking areas, lawn, bedding surrounds, shed.

Tenure

Freehold

Council Tax Band

C

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?

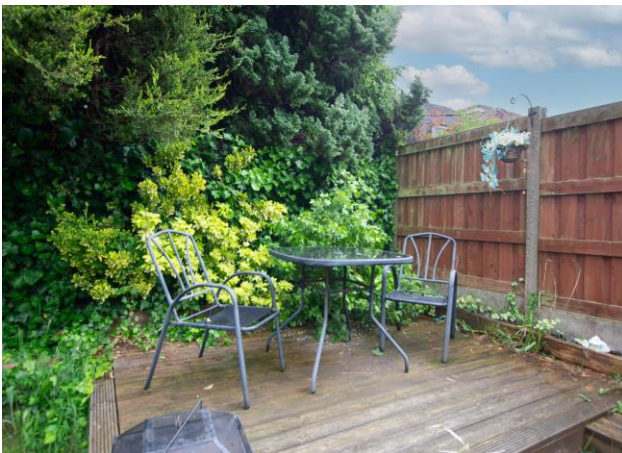
Is the property of standard construction?

Are there any public rights of way?

Safety Issues?







Energy performance certificate (EPC)			
8 Blenheim Street Tyldesley MANCHESTER M20 5JL	Energy rating	Valid until:	1 May 2032
	C	Certificate number:	2120-8775-3020-4106-2105
Property type	Detached house		
Total floor area	82 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:

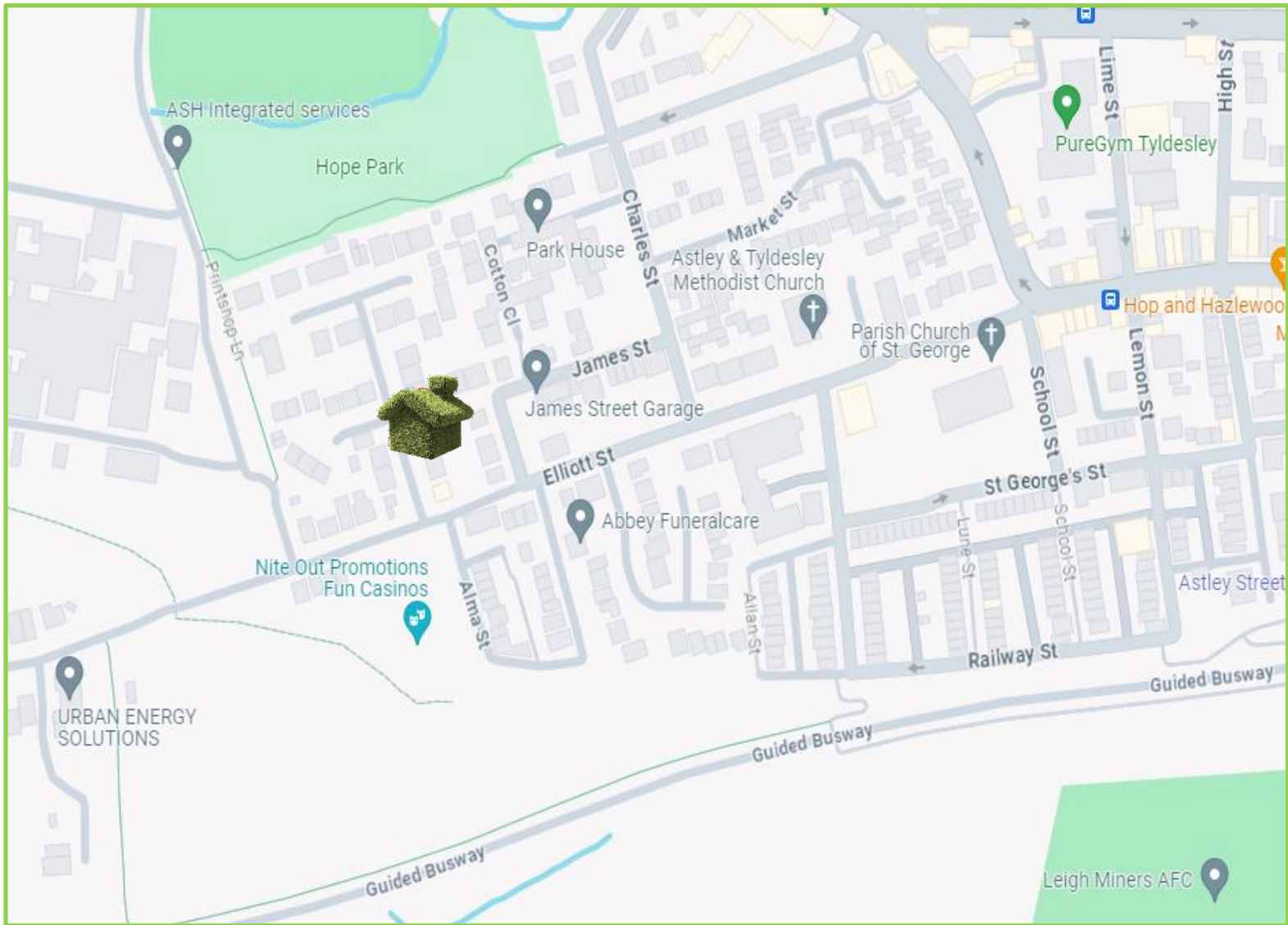
the average energy rating is D
the average energy score is 60



Ground Floor



First Floor



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