



Holt Street, Tyldesley M29 8DA

£120,000

This two-bedroom mid-terraced property offers an ideal blend of convenience and comfort, perfect for first-time buyers or investors. Located within walking distance to Tyldesley town centre, it provides easy access to local amenities and the guided busway, ensuring a smooth commute to Manchester. For those who drive, the property is just a short distance from the East Lancashire Road, making it a great choice for commuters. Upon entering the property, you are welcomed into a small vestibule, which leads into a cozy lounge area. The kitchen/dining area is adjacent to the lounge. Upstairs, there are bedrooms. There is also a family bathroom. The rear of the property features a low-maintenance outdoor space, with a concrete patio area complemented by artificial grass. The double wooden gates at the rear offer additional privacy and security.

- TWO BEDROOMS
- CLOSE TO TOWN CENTRE
- CLOSE TO GUIDED BUS WAY
- IDEAL FOR FTB/INVESTORS
- SHORT DRIVE TO EAST LANC
- NO ONWARD CHAIN

Vestibule

3' 3" x 2' 11" (1.000m x 0.895m) UPVC double glazed door to front, lino flooring.

Lounge

12' 2" x 13' 2" (3.720m x 4.006m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, gas fire.

Kitchen

12' 11" x 13' 0" (3.929m x 3.974m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and twin tap, part tiled walls.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

12' 4" x 13' 3" (3.760m x 4.026m) Ceiling light point, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

12' 8" x 7' 2" (3.856m x 2.197m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

7' 1" x 5' 6" (2.156m x 1.684m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, part tiled.

Outside

Rear

Concrete, artificial grass, double wooden gates.



Tenure

Council Tax Band

A

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?

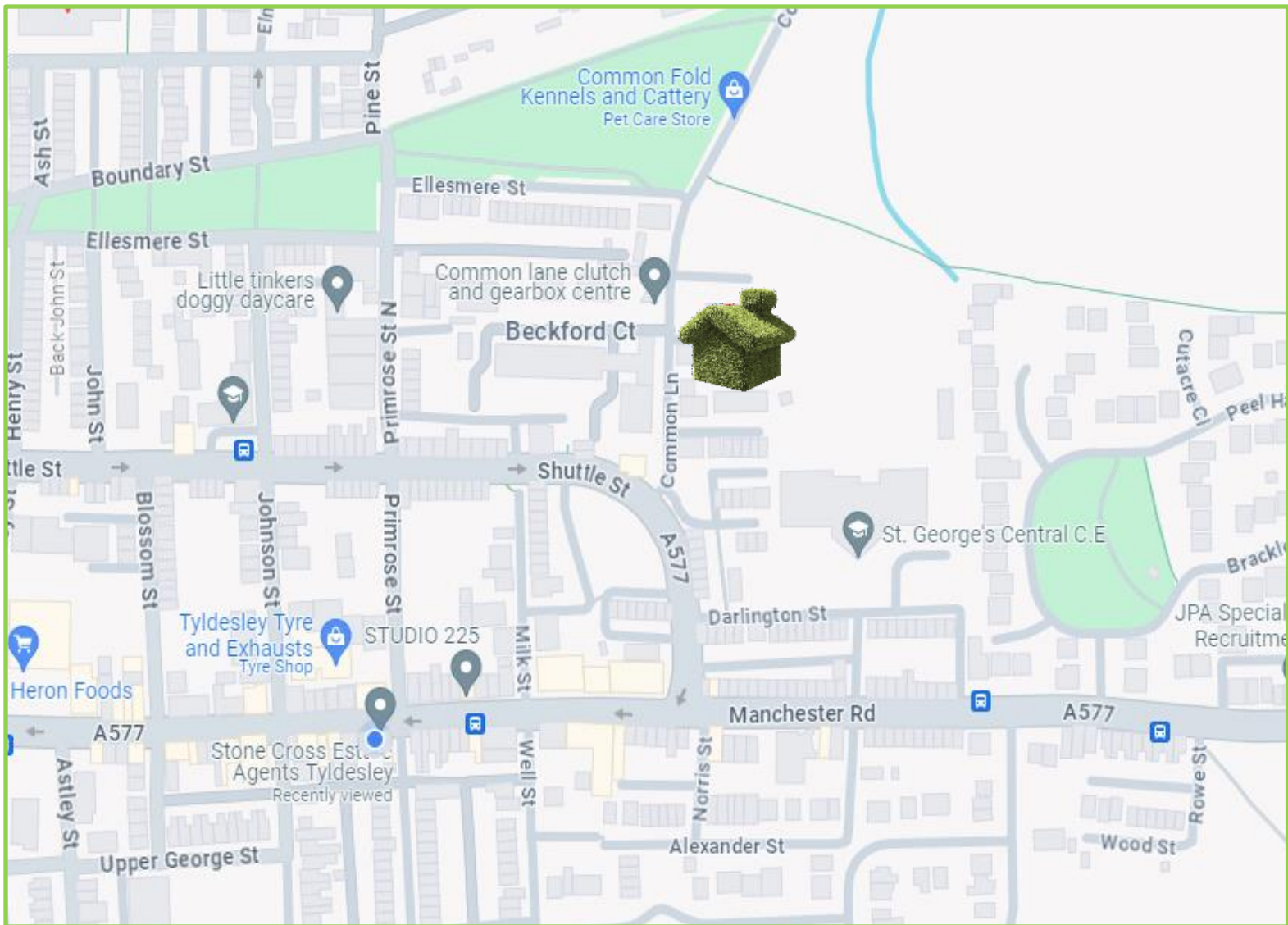
Is the property of standard construction?

Are there any public rights of way?

Safety Issues?







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