



Park Street, Tyldesley M29 8AZ

£110,000

This mid-terraced property is ideally situated within walking distance of Tyldesley town centre, offering convenient access to local supermarkets, shops, and essential transport links, including the guided busway to Manchester city centre. The ground floor features a cozy lounge, a separate dining room, and a kitchen. Upstairs, there are two bedrooms and a shower room. To the rear of the property, you'll find a patio area surrounded by established shrubs. Ideal for those seeking a well-connected home in a local community. Ideal for first time buyers or investors.

- CLOSE TO TOWN CENTRE
- EXCELLENT ACCESS TO TRANSPORT LINKS
- PERFECT FOR FIRST TIME BUYERS
- OR INVESTORS
- IDEAL RENOVATION PROJECT
- NO ONWARD CHAIN

Lounge

UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, gas fire.



Kitchen

11' 7" x 7' 8" (3.527m x 2.344m) Aluminum rear door, ceiling light point, Aluminum window to rear, tiled floor, wall base and drawer units, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer.

Dining Room

11' 10" x 13' 1" (3.610m x 3.982m) Ceiling light point, wall mounted radiator.

Stairs/Landing

Ceiling light point, loft hatch.

Bedroom One

13' 3" x 13' 2" (4.036m x 4.008m) Ceiling light point, wall mounted radiator, UPVC double glazed windows x 2.



Bedroom Two

11' 10" x 7' 9" (3.610m x 2.352m) Ceiling light point, wall mounted radiator, aluminum window to rear.

Bathroom

5' 11" x 5' 0" (1.793m x 1.530m) Ceiling light point, wall mounted radiator, Aluminum window to rear, lino flooring, basin, WC, corner shower.



Outside

Front

Pavement

Rear

Patio area.



Tenure

Leasehold

Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? On road parking not guaranteed

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? N/A

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Energy performance certificate (EPC)

8, Park Street Tydeley MANCHESTER M20 9AZ	Energy rating	Valid until: 25 April 2026
	D	Certificate number: 2768-1025-7244-1656-6944

Property type	Mid-terrace house
Total floor area	62 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/minimum-energy-efficiency-standards-for-landlords) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords>.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

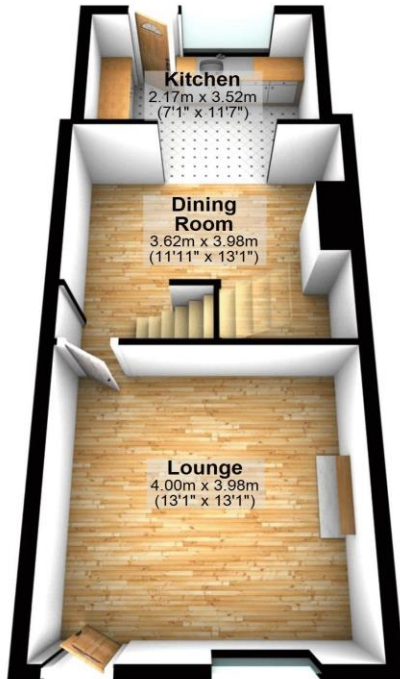
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

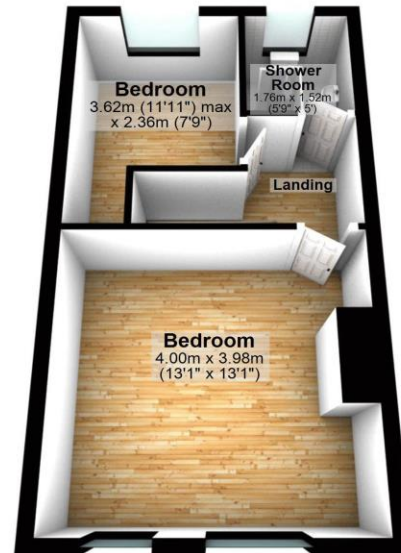
- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

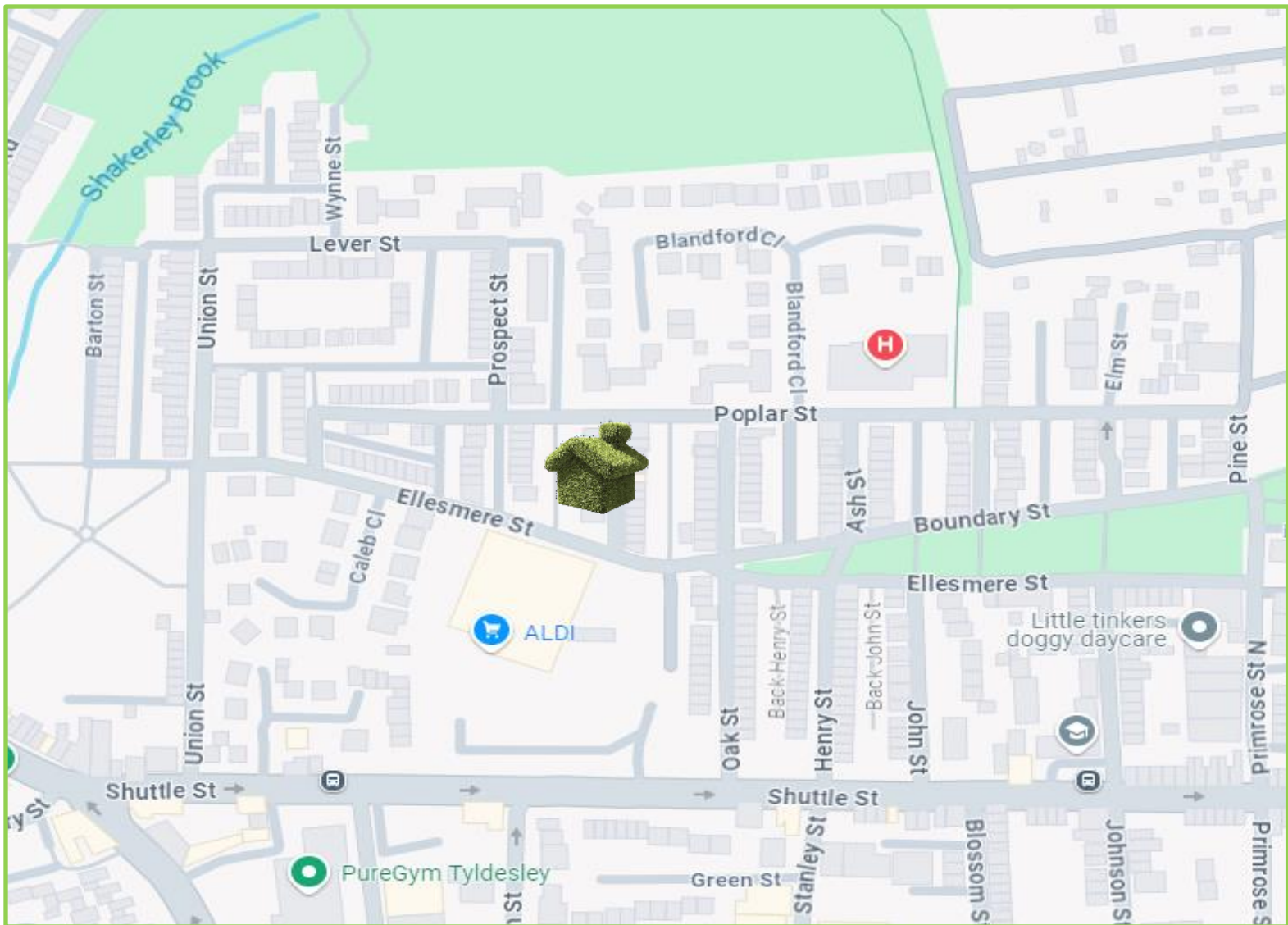
Ground Floor



First Floor



Total area: approx. 69.4 sq. metres (747.5 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

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