



Upton Lane, Tyldesley M29 8NY

£259,950

This charming three-bedroom semi-detached property is situated on a sought-after corner plot in Tyldesley, offering both convenience and space. The home has been extended to provide additional living areas, starting with a welcoming hallway leading into a spacious L-shaped lounge and dining room, ideal for family gatherings or entertaining. The kitchen is well-equipped and provides ample space for cooking and storage. Upstairs, there are three bedrooms, perfect for a growing family or guests, along with a stylish family shower room. Externally, the front and side of the property benefit from neatly maintained lawns, while the side also features a driveway providing off-road parking. The rear garden is a relaxing outdoor space with a patio area for alfresco dining and raised beds for gardening enthusiasts. Located in a desirable part of Tyldesley, the property offers excellent access to the guided busway for an easy commute into Manchester city centre. It is also within walking distance of local bus routes, shops, restaurants, and other amenities, making it a perfect choice for both professionals and families seeking comfort and convenience.

- EXTENDED SEMI DETACHED
- CORNER PLOT
- EXCELLENT LOCATION
- CLOSE TO AMENITIES
- CLOSE TO GUIDED BUS WAY
- FRONT/SIDE/REAR GARDENS

Hallway

12' 11" x 5' 10" (3.939m x 1.771m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window with side panel, laminate flooring.

Lounge/Diner

22' 0" x 11' 5" (6.711m x 3.479m) Wooden door to side, ceiling light points x 3, wall mounted radiators x 2, UPVC double glazed windows to front and side, carpeted flooring, gas fire.



Kitchen

8' 1" x 17' 9" (2.457m x 5.411m) UPVC double glazed door to rear, spotlights, wall mounted radiator, UPVC double glazed windows to side and rear, lino flooring, wall base and drawer units, NEFF electric oven and ceramic hob, space for washing machine, dishwasher and fridge freezer, work surfaces, FRANKE sink unit with drainer and mixer tap.



Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch (loft has a light and ladders and is part boarded)

Bedroom One

12' 4" x 10' 8" (3.754m x 3.254m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bedroom Two

10' 4" x 11' 0" (3.149m x 3.347m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

8' 9" x 6' 9" (2.662m x 2.051m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.



Bathroom

6' 2" x 6' 3" (1.888m x 1.900m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, laminate tiles, basin, WC, corner shower, tiled walls.

Outside

Front & Side

Driveway, lawn, bedding surrounds, hedges, sleepers with bedding plants.

Rear

Patio area, porch over door, raised beds, shed.



Tenure

Leasehold

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? None







Energy performance certificate (EPC)

3 Upton Lane Tyldesley MANCHESTER M29 8NY	Energy rating	Valid until:	10 September 2034
	D	Certificate number:	9591-3041-2201-9824-6200

Property type	Semi-detached house
Total floor area	81 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 D. 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.

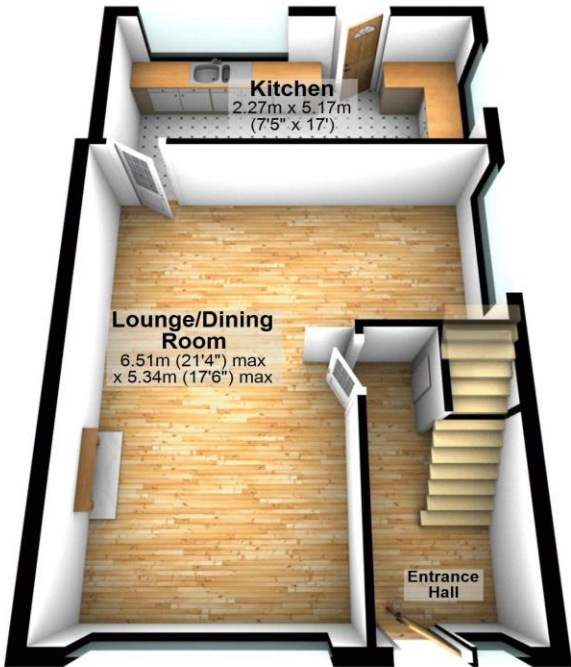
Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

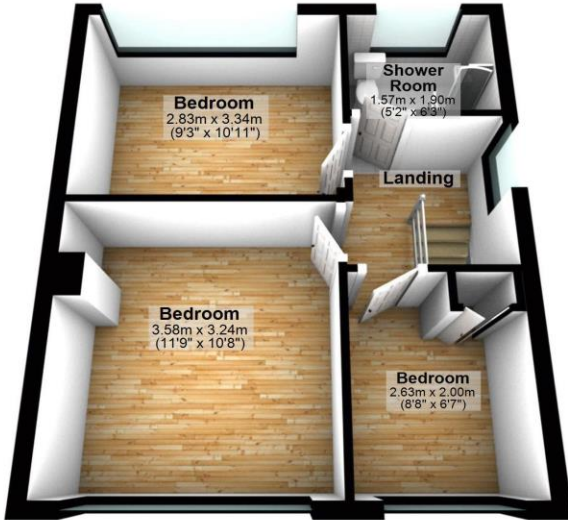
the average energy rating is D
the average energy score is 60



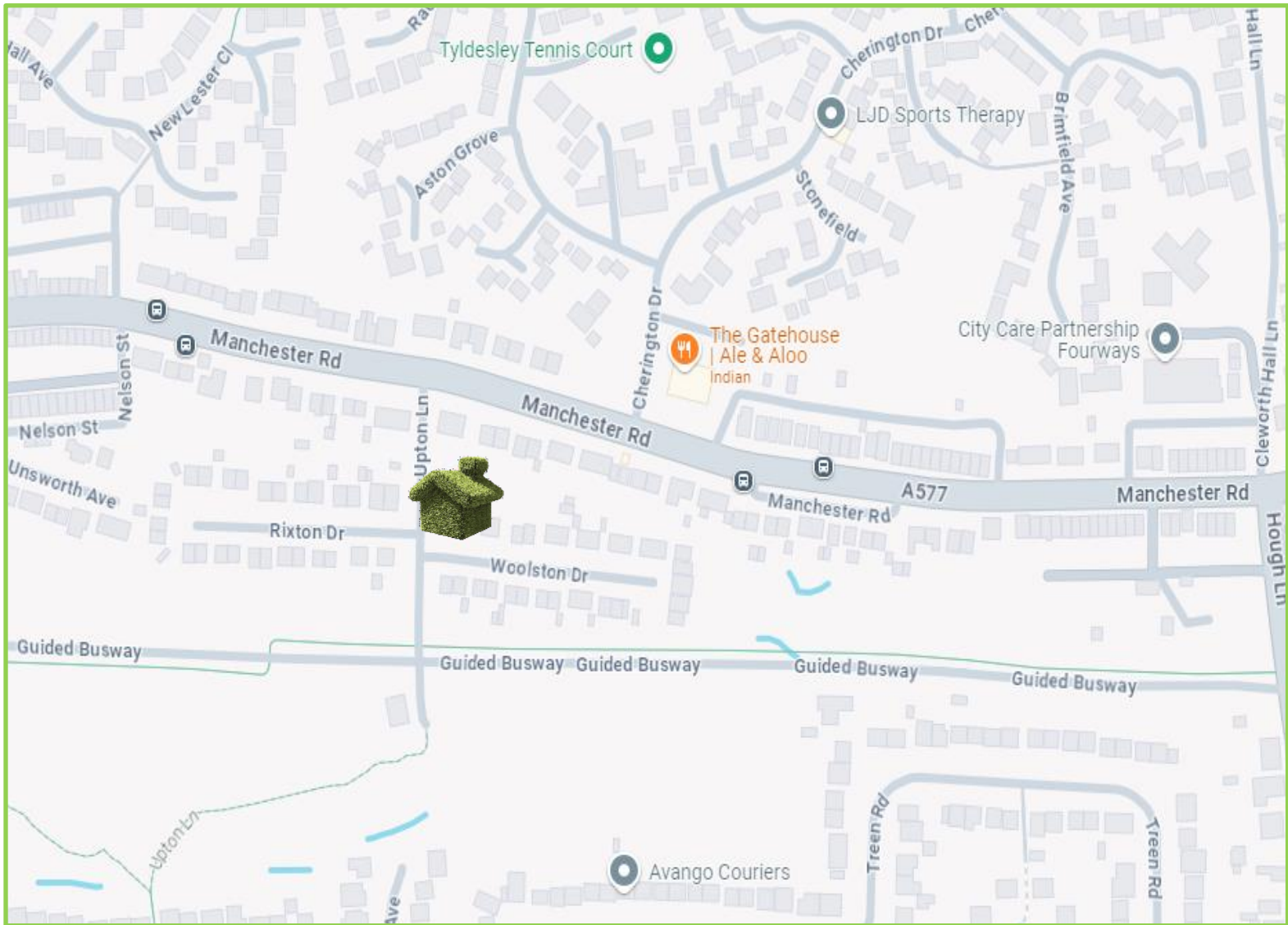
Ground Floor



First Floor



Total area: approx. 81.8 sq. metres (880.3 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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