



## *Porterfield Drive, Tyldesley M29 8RJ*

*Offers Over £110,000*

*This two-bedroom ground-floor apartment, conveniently located off Well Street in Tyldesley, offers an excellent opportunity for investors. With superb transport links, including the guided busway to Manchester city centre and easy access to the East Lancashire Road leading to major motorways, this property is ideal for commuters. It is also just a short distance from Tyldesley town centre, with its array of shops, restaurants, and bars. The apartment comprises a welcoming hallway, a spacious lounge, and kitchen. It offers two comfortable bedrooms, an additional study perfect for home working or storage, and a bathroom. This property is currently tenanted, generating a rental income of £695 per calendar month, making it an attractive prospect for investors seeking immediate returns.*

- GROUND FLOOR APARTMENT
- TENANT IN SITU PAYING £695 PCM
- 2 BEDROOMS & STUDY
- EXCELLENT TRANSPORT LINKS
- CLOSE TO TOWN CENTRE
- IDEAL FOR INVESTORS

### **Hallway**

Fire door, ceiling light point x 2, electric heater, laminate flooring.

### **Lounge**

11' 10" x 15' 2" (3.607m x 4.618m) Ceiling light point, electric heater, 3 x UPVC double glazed windows to side, laminate flooring, electric fire.



### **Kitchen**

9' 9" x 6' 3" (2.965m x 1.904m) Ceiling light point, UPVC double glazed window to side, laminate flooring, wall base and drawer units, electric oven and hob, space for washing machine and under counter fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled walls.



### **Bedroom One**

11' 5" x 11' 1" (3.481m x 3.374m) Ceiling light point, electric heater, 2 x UPVC double glazed windows to side and rear, laminate flooring.

### **Bedroom Two**

10' 1" x 10' 7" (3.068m x 3.236m) Ceiling light point, electric heater, UPVC double glazed window to side, laminate flooring.



### **Study**

6' 1" x 6' 4" (1.850m x 1.921m) Ceiling light point, electric heater, UPVC double glazed window to side, laminate flooring.

### **Bathroom**

6' 0" x 6' 3" (1.834m x 1.904m) Ceiling light point, heated towel rail, extractor fan, lino flooring, basin, WC, bath with shower over, tiled walls.



### **Parking**

1 Space

### **Tenure**

Leasehold

### **Council Tax Band**

B

**Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

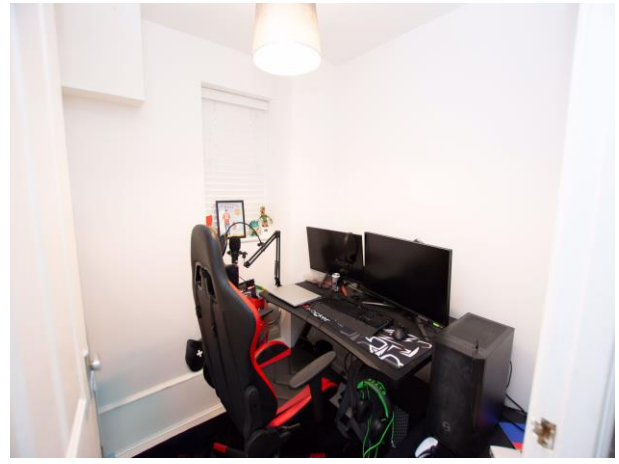
If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?





Energy performance certificate (EPC)		
43 Porterfield Drive Tyldesley MANCHESTER M29 8RU	Energy rating	Valid until: 24 February 2033
	<b>C</b>	Certificate number: 2566-9199-1111-7182-2671
Property type	Ground-floor flat	
Total floor area	66 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 C.

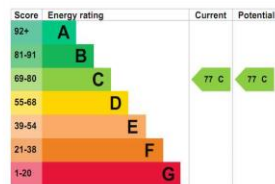
[See how to improve this property's energy efficiency.](#)

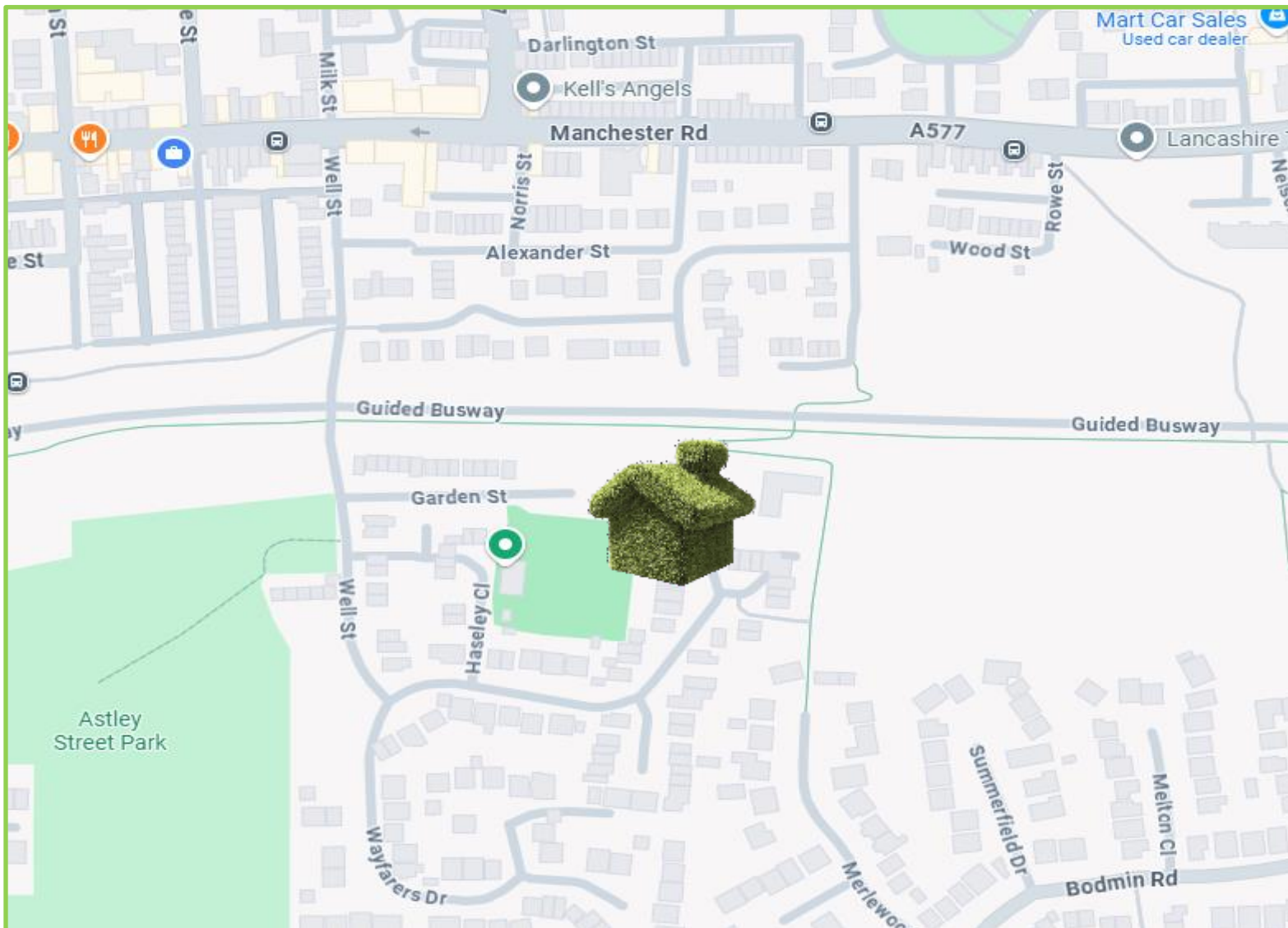
The graph shows this property's current and potential energy rating.

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





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