



Beckford Court Tyldesley M29 8GF

Offers Over £115,000

This charming two-bedroom apartment is ideally located within walking distance to Tyldesley town centre, offering the convenience of local shops, cafes, and amenities. It's also just a short drive from the guided bus route, which provides easy access into Manchester city centre, making it perfect for commuters. Additionally, the apartment offers easy access to the East Lancashire Road, connecting to major motorway networks, further enhancing its appeal. The apartment itself is well laid out and comprises a welcoming hallway that leads to all rooms. The lounge offers a comfortable space to relax, and the kitchen is thoughtfully designed. The master bedroom comes with an ensuite, providing added convenience and privacy. The second bedroom is ideal for guests, a home office, or additional living space. The family bathroom is well-appointed and serves both the second bedroom and guests. The complex benefits from a secure, electric gated entrance, ensuring peace of mind for residents. A lift is also available, offering easy access to the apartment from the building's entrance. This apartment combines the best of convenience and modern living, ideal for individuals or couples looking for a comfortable home with excellent transport links.

- PRIVATE GATED ENTRANCE
- CLOSE TO TOWN CENTRE
- ACCESS TO MOTORWAY NETWORKS
- ENSUITE TO MASTER
- POPULAR COMPLEX
- IDEAL FOR FIRST TIME BUYERS/INVESTORS

Hallway

Fire door to front, ceiling light point x 3, wall mounted radiator, laminate flooring.

Lounge

11' 1" x 16' 2" (3.373m x 4.935m) UPVC double glazed french doors with juliette balcony, ceiling light point x 2, wall mounted radiator, laminate flooring.

Kitchen

10' 11" x 5' 11" (3.315m x 1.810m) Spotlights, UPVC double glazed window, tiled flooring, wall base and drawer units, gas hob, electric oven, integrated washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with mixer tap and drainer, half tiled walls, dishwasher.

Bedroom One

9' 7" x 10' 4" (2.930m x 3.147m) Ceiling light point, wall mounted radiator, UPVC double glazed window, laminate flooring.

Ensuite

Spotlights, heated towel rail, extractor fan, tiled flooring, WC, basin, shower, part tiled.

Bedroom Two

6' 9" x 10' 9" (2.052m x 3.274m) Ceiling light point, wall mounted radiator, UPVC double glazed window, laminate flooring.

Bathroom

7' 1" x 5' 11" (2.154m x 1.802m) Spotlights, heated towel rail, extractor fan, tiled flooring, basin, WC, bath, half tiled.

Tenure

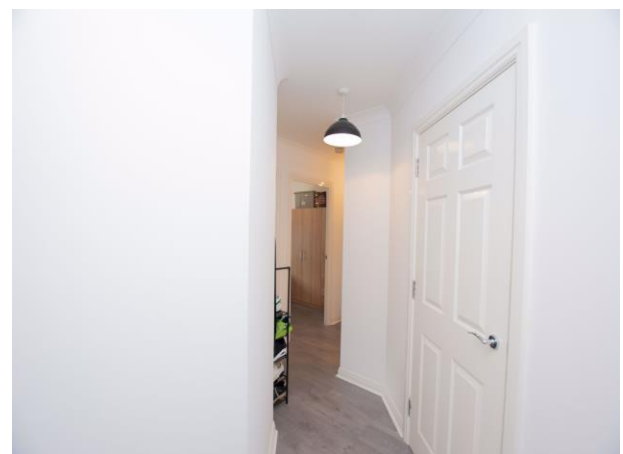
Leasehold

Council Tax Band

B



Other Information





Energy performance certificate (EPC)

42 Beckford Court
Tyldesley
MANCHESTER
M29 8GF

Energy rating
B

Valid until:
21 August 2032

Certificate
number:
8702-4028-8900-0882-2222

Property type

Mid-floor flat

Total floor area

59 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 B. 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 | ← B | ← B |
| 69-80 | C | | |
| 55-68 | 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8702-4028-8900-0882-2222?print=true>

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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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