



## ***Wardley Road, Tyldesley M29 8PU***

***Offers in the Region Of  
£170,000***

*This three-bedroom mid-terrace home is ideally located just a leisurely stroll from the guided bus route, offering direct access to Manchester City Centre, making it a perfect choice for commuters. Additionally, the East Lancashire Road is just a short drive away, providing swift connections to motorway networks and surrounding areas. Inside, the property features a welcoming hallway, leading to a comfortable lounge, complete with a cozy electric fire.*

*The kitchen, positioned at the rear, offers a functional space for cooking and dining, with direct access to the rear garden. Upstairs, there are three bedrooms and a family bathroom. Externally, the home boasts a lawned garden to the front, while the rear garden features a patio area and attractive bedding surrounds. This property is an ideal choice for first-time buyers, families, or investors, offering great transport links, convenient amenities, and a comfortable living space.*

- IDEAL FOR INVESTORS/FTB
- CLOSE TO TRANSPORT LINKS
- THREE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- DOWNSTAIRS WC
- CLOSE TO PARR BRIDGE RETAIL PARK

**Hallway**

11' 9" x 4' 5" (3.582m x 1.354m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

**Lounge**

12' 11" x 16' 1" (3.929m x 4.909m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, electric fire.

**Kitchen**

9' 4" x 12' 9" (2.856m x 3.875m) UPVC double glazed door to rear, ceiling light point x 2, 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 mixer, part tiled walls.

**WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, WC.

**Stairs/Landing**

Ceiling light point x 2, UPVC double glazed window to rear, carpeted flooring, loft hatch.

**Bedroom One**

12' 11" x 10' 0" (3.929m x 3.046m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

**Bedroom Two**

12' 9" x 8' 11" (3.896m x 2.712m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

**Bedroom Three**

9' 5" x 6' 8" (2.861m x 2.040m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





### **Bathroom**

6' 0" x 5' 5" (1.840m x 1.657m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, basin, lino, walk in shower.

### **Outside**

#### **Front**

Lawn

#### **Rear**

Patio area, bedding surrounds.

### **Tenure**

Freehold

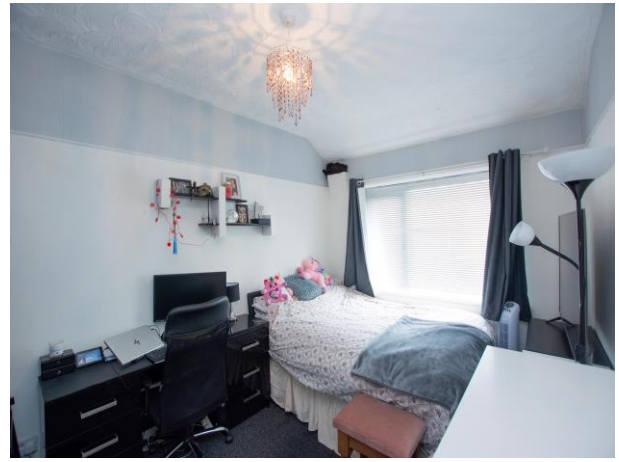
### **Council Tax Band**

A

### **Other Information**

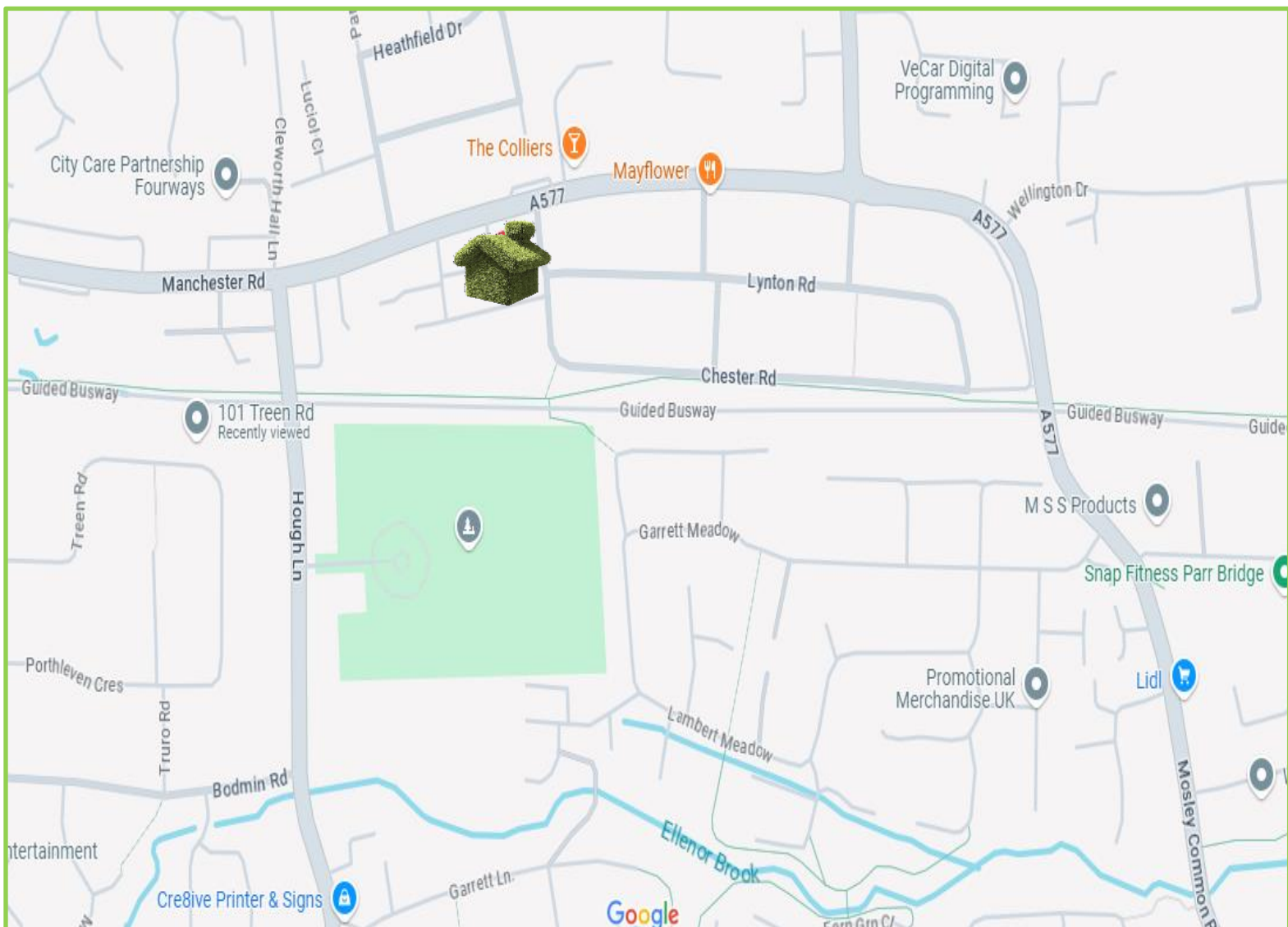
Water mains or private? Mains Flood risk? No Coal mining issues in the area? No Broadband how provided? Cable If there are restrictions on covenants? No Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No











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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