



Upper George Street, Tyldesley M29 8HQ £140,000

Located within walking distance to the town centre, this end terraced property comprises of Hallway, Lounge, 2nd Reception Room and Kitchen to the upstairs there is two Bedrooms and a family modern bathroom. Closely located to the guided bus route which would be ideal for commuters taking you to Manchester City Centre within 40 minutes. Local amenities are available in Tyldesley Town Centre which is a 2 minute walk from the property i.e. Shops, restaurants and many more. The East Lancashire Road (A580) is a short drive away leading to motorway networks.

- END OF TERRACE
- TWO RECEPTIONS ROOMS
- TWO BEDROOMS
- CLOSE TO GUIDED BUS WAY
- MOVE IN CONDITION
- WALKING DISTANCE TO TOWN

Porch

Composite door, window pane over front door, tiled flooring.

Hallway

Ceiling light point, laminate flooring.

Lounge (Front)

10' 3" x 10' 4" (3.125m x 3.151m) UPVC double glazed window to front, wall mounted radiator, carpeted flooring.



2nd Reception Room

12' 10" x 13' 10" (3.916m x 4.220m) Ceiling light point, wall mounted radiator, UPVC double glazed french doors to yard.

Kitchen

8' 2" x 5' 10" (2.487m x 1.789m) Ceiling light point, vertical radiator, UPVC double glazed window, laminate flooring, wall base and drawer units, integrated oven, extractor and hob, integrated washer/dryer, space for fridge freezer, laminated work surfaces, single sink with drainer and mixer tap, black splashback.



Stairs/Landing

Ceiling light point, chrome light switch, carpeted flooring.

Bedroom One

10' 3" x 14' 1" (3.136m x 4.288m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.



Bedroom Two

12' 10" x 7' 2" (3.918m x 2.188m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

9' 11" x 6' 4" (3.029m x 1.942m) Ceiling light point, vertical radiator, UPVC double glazed window to rear, laminate flooring, top mounted sink with vanity unit, bath tub with monsoon shower head and regular shower head, storage cupboard, ceramic wall tiles.

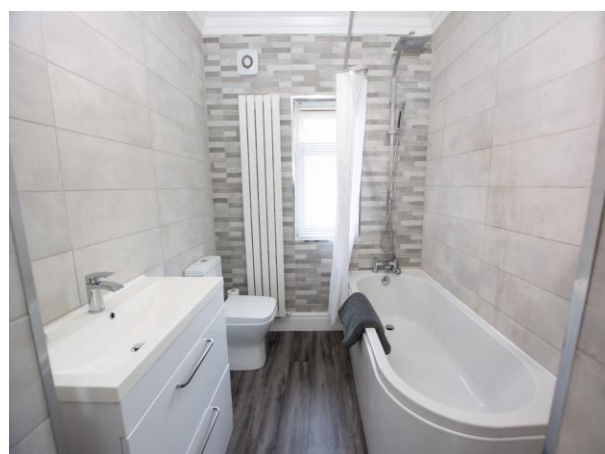
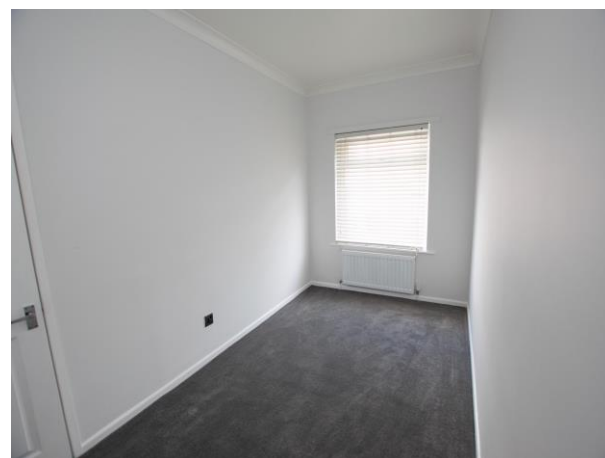


Outside

*Rear
Yard*

*Council Tax Band
A*

*Tenure
Leasehold 999 years.*





Energy performance certificate (EPC)

25 Upper George Street
Tyldesley
MANCHESTER
M20 8HQ

Energy rating
D

Valid until: 29 August 2032
Certificate number: 7103-3019-2208-6022-8200

Property type: End-terrace house

Total floor area: 71 square metres

Rules on letting this property

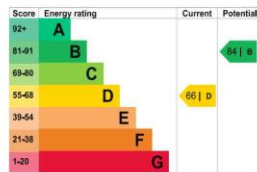
Properties can be let if they have an energy rating from A to E.

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 efficiency rating for this property

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

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



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

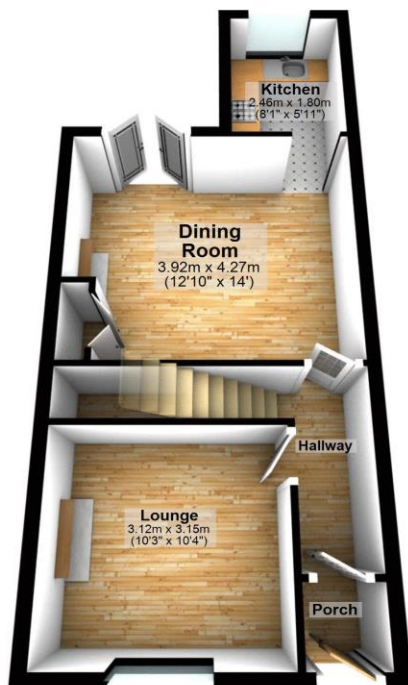
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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. 73.0 sq. metres (785.8 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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