



Porterfield Drive, Tyldesley M29 8RJ

*Offers in Excess of
£100,000*

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?

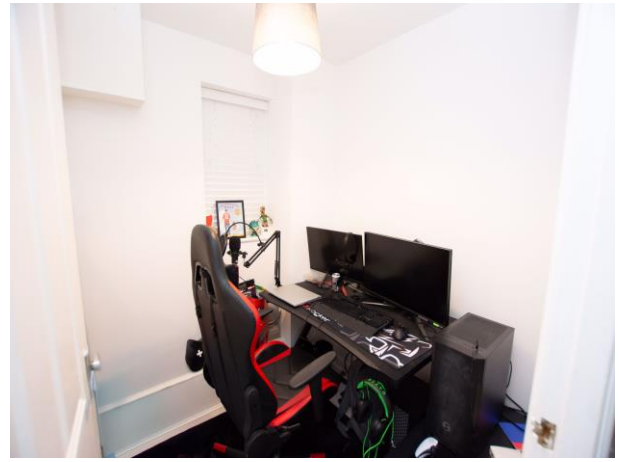
If there are restrictions on covenants?

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 8RJ	Energy rating C	Valid until:	24 February 2033
		Certificate number:	2566-9199-1111-7182-2671
Property type		Ground-floor flat	
Total floor area		66 square metres	

Rules on letting this property

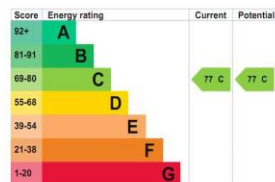
Properties can be let if they have an energy rating from A to E.

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.](#)

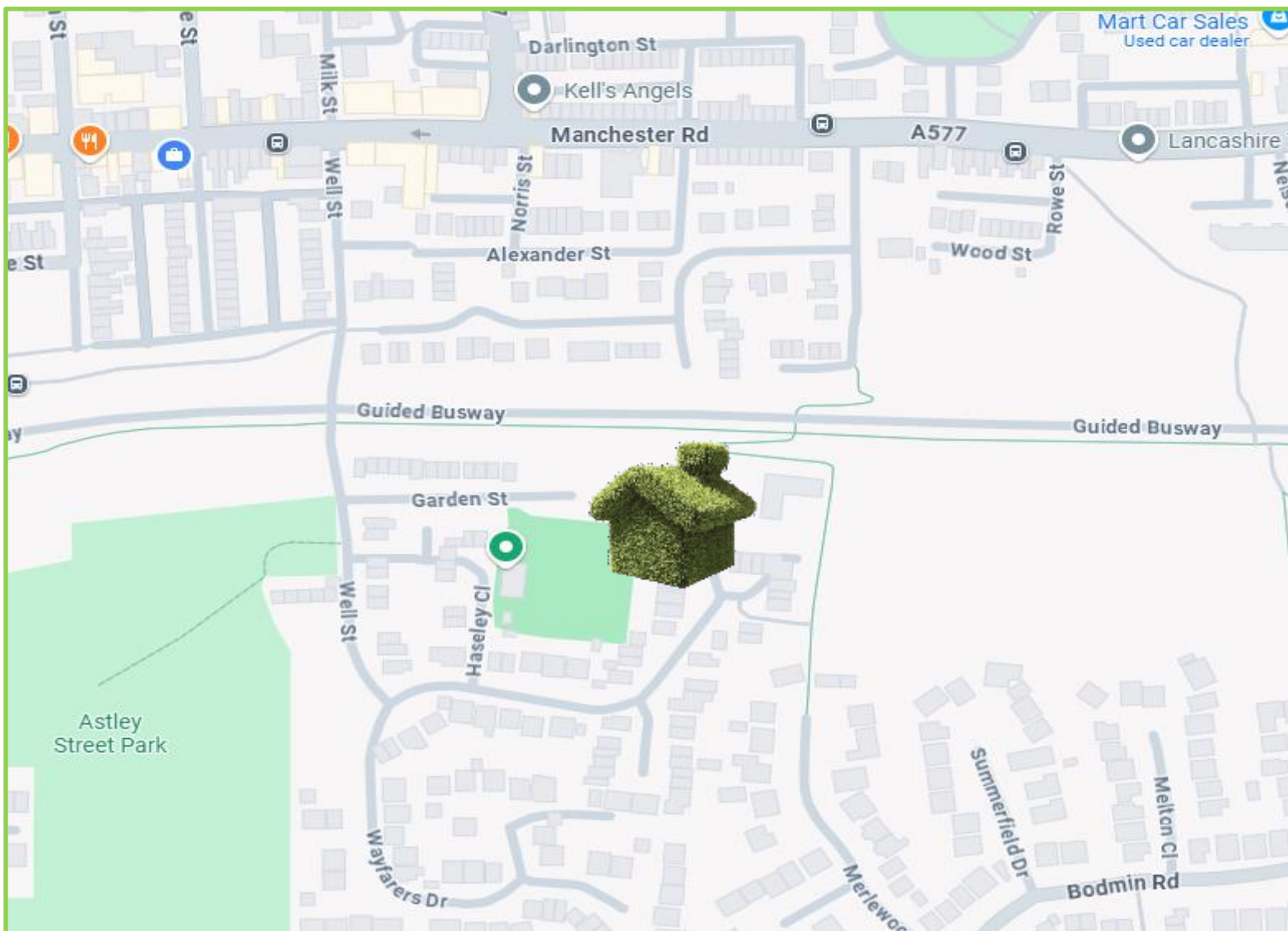


The graph shows this property's current and potential energy rating.

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

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