



Poplar Street, Tyldesley M29 8AX

**Offers in the Region Of
£139,995**

This two-bedroom mid-terrace property is ideally located within walking distance of Tyldesley town centre and the guided busway, providing direct links into Manchester city centre. For commuters, the East Lancashire Road (A580) and motorway networks are just a short drive away, making this an excellent choice for those needing easy access across the region. The

property is perfectly positioned close to local supermarkets, bars, restaurants, shops and a variety of other amenities, offering convenience.

Inside, the accommodation briefly comprises a bright and welcoming lounge, a modern fitted kitchen, two bedrooms and a family bathroom. To the rear, there is a low-maintenance outdoor space with a patio area, artificial grass and a raised seating area, creating the perfect spot to relax or entertain. This home would make a fantastic first-time buy, investment opportunity or a convenient base for commuters.

- IDEAL FOR INVESTORS
- CLOSE TO TRANSPORT LINKS
- WALKING DISTANCE TO TYLDESLEY TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS
- MODERN KITCHEN
- CLOSE TO GUIDED BUS WAY

Lounge

13' 11" x 13' 2" (4.244m x 4.007m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Kitchen

12' 7" x 13' 1" (3.824m x 3.987m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer.

Stairs/Landing

Wall light, strip lighting on stairs, carpeted.

Bedroom One

14' 6" x 13' 2" (4.419m x 4.024m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Bedroom Two

9' 2" x 8' 2" (2.797m x 2.480m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, storage cupboard x 2.

Bathroom

6' 6" x 4' 8" (1.971m x 1.423m) Spotlights, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, PVC cladding walls.

Rear

Patio area, raised seating area, artificial grass, gated.

Tenure

Leasehold

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? Not known

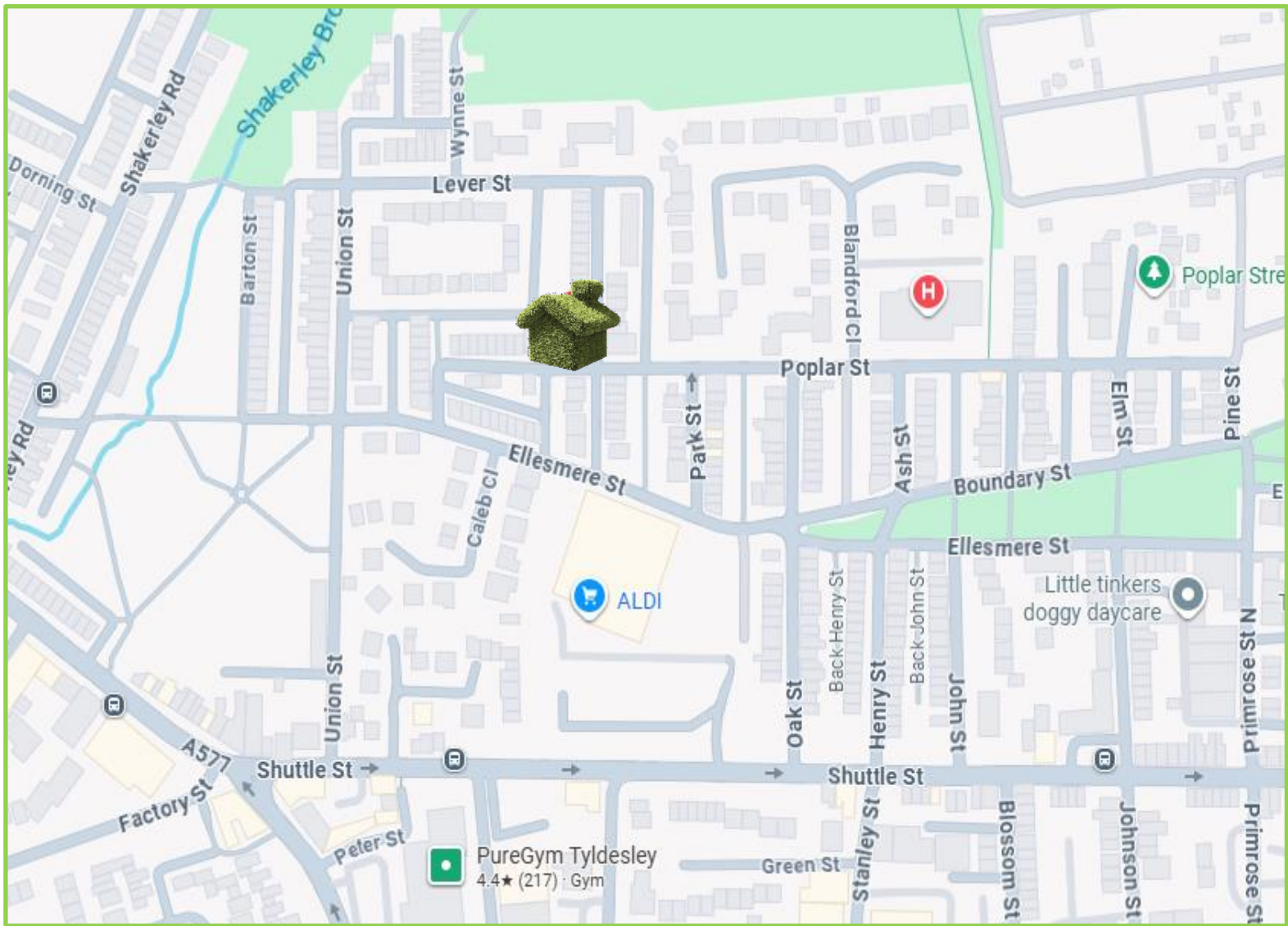
Is the property of standard construction? Yes

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

www.stonecrossestateagents.co.uk