



## Nethercott Court, Tyldesley M29 8JQ

£165,000

**\*\*\*\*CHAIN FREE\*\*\*\*** This two-bedroom mews property is ideally located close to Tyldesley town centre, offering easy access to a range of shops, restaurants, and local amenities. Perfect for commuters, it's just a short distance to the guided busway, providing direct links into Manchester city centre, and the A580 East Lancashire Road is nearby for excellent motorway connections. Situated near well-regarded primary schools and in the catchment area of Fred Longworth high school, this home is ideal for first-time buyers, small families, or investors. Internally, the property comprises a welcoming hallway, a modern kitchen, and a spacious lounge/dining area perfect for everyday living and entertaining. Upstairs, there are two bedrooms and a family bathroom. Externally, the property benefits from a lawned front garden and a driveway for off-road parking, while the rear garden is beautifully finished with Indian stone paving and artificial grass, offering a stylish and low-maintenance outdoor space. This lovely home combines comfort, convenience, and a fantastic location, making it a must-see!

- **\*\*\*CHAIN FREE\*\*\***
- FREEHOLD
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TYLDESLEY TOWN CENTRE



**Hallway**

UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

**Lounge**

15' 3" x 11' 11" (4.65m x 3.64m) UPVC double glazed patio door to rear, ceiling light point, wall mounted radiator, laminate flooring, display fire.

**Kitchen**

9' 10" x 5' 8" (2.99m x 1.72m) Ceiling light point, UPVC double glazed window to front, vinyl flooring, wall base and drawer units, hob and electric oven, space for washing machine and fridge freezer, single sink with tap, part tiled walls, boiler.

**Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch, under stairs storage.

**Bedroom One**

9' 9" x 11' 11" (2.96m x 3.63m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

**Bedroom Two**

8' 4" x 11' 11" (2.53m x 3.64m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

**Bathroom**

6' 9" x 5' 5" (2.06m x 1.66m) Spotlights, heated towel rail, vinyl flooring, basin, WC, bath with shower, part tiled.



## **Outside**

### **Front**

*Driveway, lawn, path to door.*

### **Rear**

*Indian stone patio area, artificial grass, enclosed.*

### **Tenure**

*Freehold*

### **Council Tax Band**

*B*

### **Other Information**

*Is the water supply mains or private? Mains*

*Parking arrangements? Driveway*

*Is there a flooding risk? No*

*Any coal mining issues ? No*

*Type of broadband? Wire*

*Is there any restrictions on the covenant? Unknown*

*Is the property of standard construction? Yes*

*Are there any public rights of way? No*

*Safety issues? None known*









Energy performance certificate (EPC)			
16, Nethercott Court Tydesley MANCHESTER M29 8JQ	Energy rating <b>D</b>	Valid until:	14 March 2026
		Certificate number:	8576-7822-4390-3254-0922
Property type		Mid-terrace house	
Total floor area		57 square metres	

### Rules on letting this property

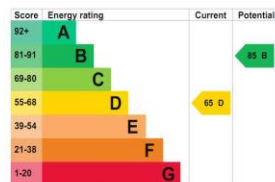
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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.

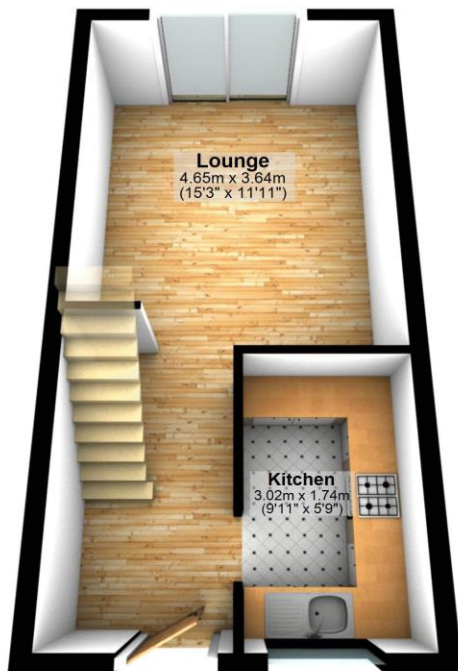
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

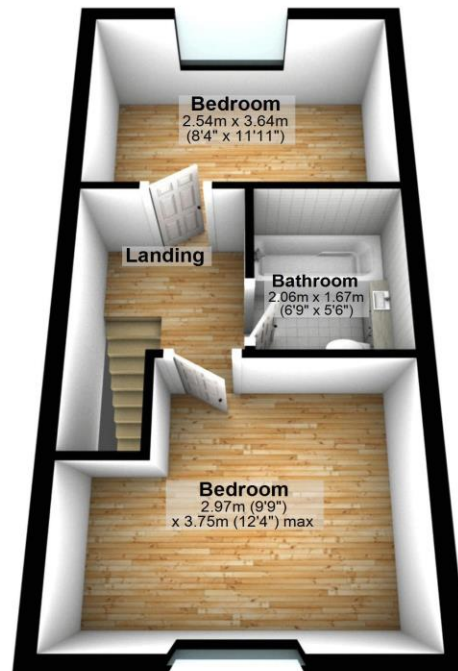
<https://find-energy-certificate.service.gov.uk/energy-certificate/8576-7822-4390-3254-0922?print=true>

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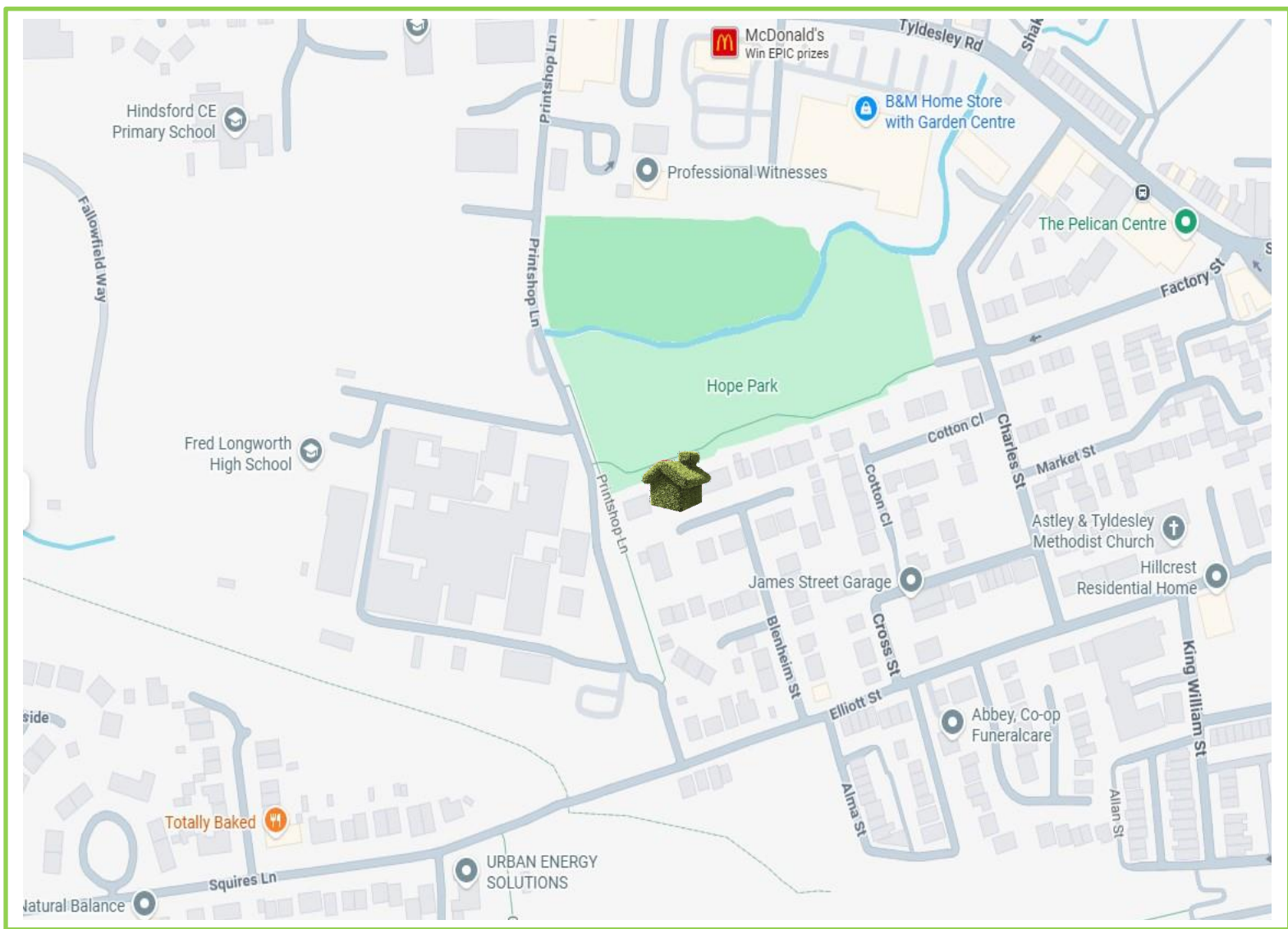
## Ground Floor



## First Floor



Total area: approx. 50.9 sq. metres (547.5 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.

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