



Cross Street, Tyldesley M29 8JX

Offers Over £240,000

This three-bedroom link-detached property is ideally located just off Elliott Street in the heart of Tyldesley, offering a fantastic opportunity for families and professionals alike. Situated within walking distance of Tyldesley town centre, the home is conveniently close to a variety of shops, restaurants, supermarkets, and local amenities. The guided busway is just a short stroll away, providing a direct and efficient route into Manchester city centre — perfect for commuters. Set in a family-friendly area with excellent primary and high schools nearby, the property offers comfortable and practical living throughout. The ground floor comprises a welcoming hallway leading into a spacious through lounge and dining area, ideal for both everyday living and entertaining. A well-appointed kitchen provides plenty of storage and worktop space for busy family life. Upstairs, there are three bedrooms and a family bathroom, offering ample space for a growing family. Externally, the home benefits from a garage, a driveway providing off-road parking, and a neat lawn to the front. The rear garden is a lovely outdoor space featuring a patio area for relaxing or dining al fresco, a well-maintained lawn, and attractive bedding surrounds. With its desirable location, generous accommodation, and close proximity to schools and transport links, this property is an ideal choice for those seeking a welcoming home in a popular residential area.

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- THROUGH LOUNGE/DINER
- LINK DETACHED
- OFFERED WITH NO ONWARD CHAIN
- GOOD SCHOOLS NEARBY

Hallway

6' 0" x 6' 8" (1.829m x 2.044m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, 2 windows to side.

Lounge/Diner

22' 7" x 12' 8" (6.892m x 3.854m) UPVC double glazed window to sliding door to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed bow window to front, laminate flooring, electric fire.



Kitchen

9' 8" x 7' 0" (2.944m x 2.137m) Ceiling light point, UPVC double glazed window to rear, wall base and drawer units, gas hob, electric oven, space for washing machine and fridge freezer, work surfaces, sink unit, tiled walls.



Stairs/Landing

Ceiling light point, UPVC double glazed window to side, loft hatch.

Bedroom One

9' 9" x 9' 5" (2.972m x 2.876m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, fitted wardrobes.



Bedroom Two

11' 0" x 8' 3" (3.357m x 2.526m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear.



Bedroom Three

6' 6" x 6' 4" (1.974m x 1.929m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front.

Bathroom

7' 3" x 7' 6" (2.218m x 2.284m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over, tiled walls.

Outside

Garage

Power, lighting, up and over door, joined the property.

Front

lawn, driveway.

Rear

Patio area, lawn, bedding surrounds, gate.

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Garage and Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Unknown

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







Energy performance certificate (EPC)			
7 Cross Street Tyldesley MANCHESTER M29 8JX	Energy rating D	Valid until:	22 October 2033
		Certificate number:	2778-3931-4200-4297-4204
Property type		Detached house	
Total floor area		68 square metres	

Rules on letting this property

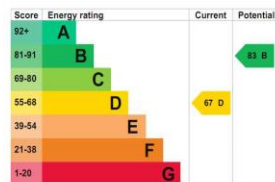
Properties can be let if they have an energy rating from A to E.

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.

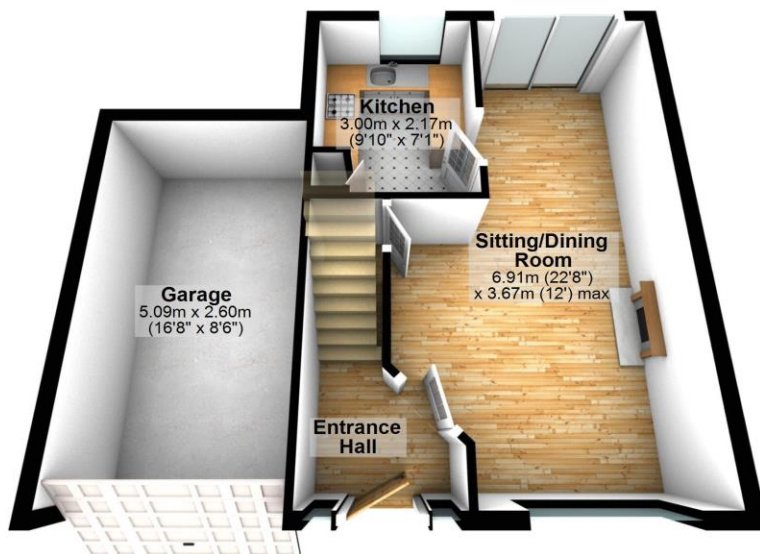
For properties in England and Wales:

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

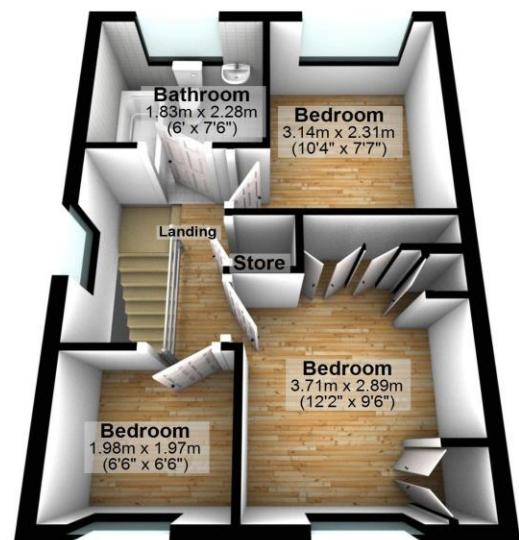
<https://find-energy-certificate.service.gov.uk/energy-certificate/2778-3931-4200-4297-4204?print=true>

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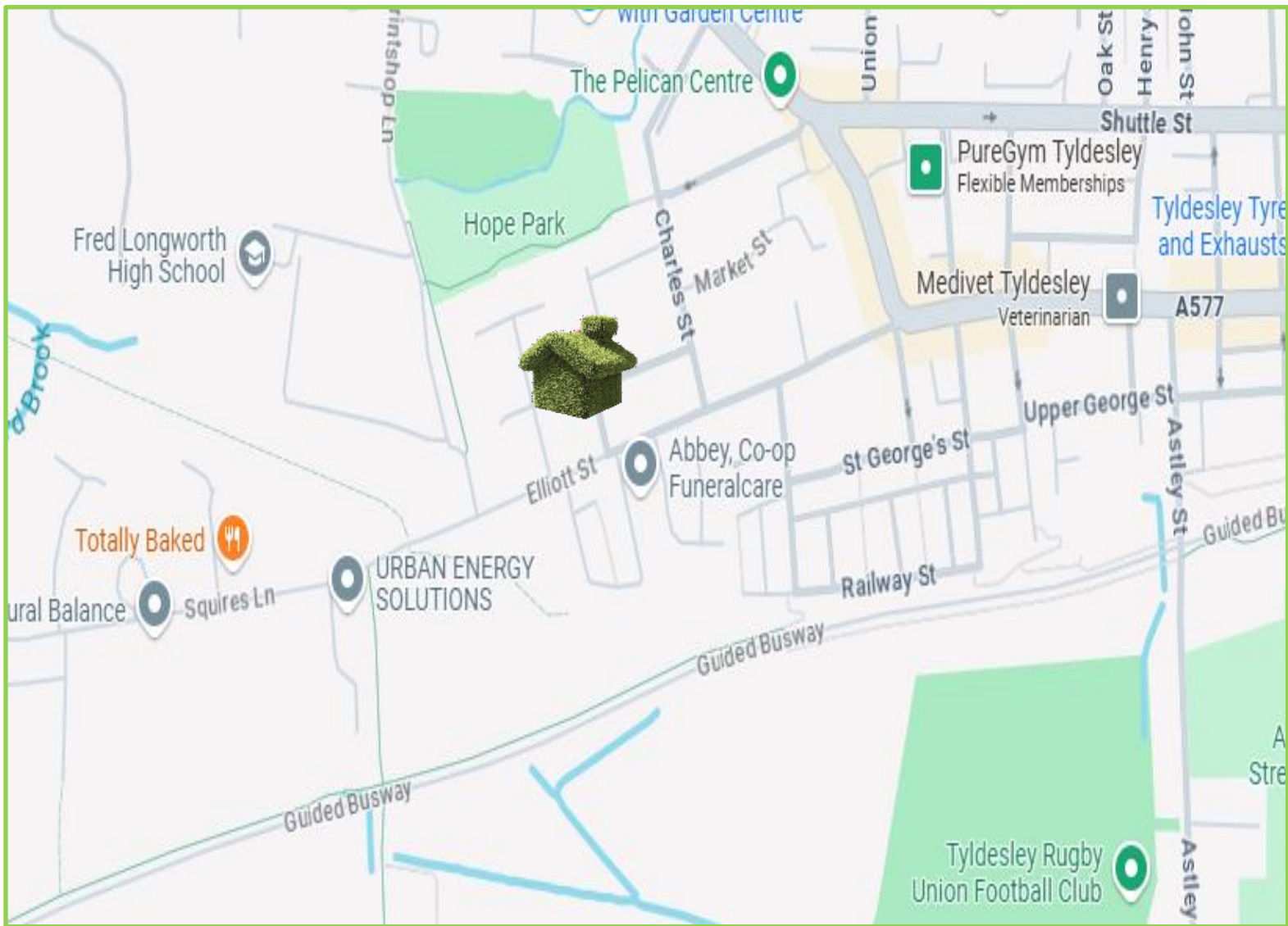
Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (843.5 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.

Stone Cross Estate Agents LTD

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