



Sale Lane, Tyldesley M29 8WW

Offers Over £190,000

Great location, short walk to guided busway for Manchester commuters, extensive parking to rear. A 3-bedroom semi detached property featuring a welcoming hallway, spacious light & airy through lounge/dining room with separate kitchen overlooking the rear garden.

Upstairs are 3 bedrooms, 2 of which have fitted wardrobes and fully tiled bathroom. The property features a well maintained garden to the front, the back garden is low maintenance paved with established shrubs. Tyldesley centre is just a short drive away.

- Semi Detached
- Three Bedrooms
- Through Lounge/Diner
- Parking to rear
- Located close to shops
- Walking distance to guided bus way

Hallway

5' 6" x 5' 4" (1.665m x 1.628m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

14' 8" x 12' 4" (4.46m x 3.76m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, gas fire, storage cupboard.

Kitchen

8' 8" x 7' 2" (2.63m x 2.18m) Ceiling light point, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, freestanding oven/hob, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Dining Area

8' 8" x 8' 1" (2.63m x 2.47m) UPVC double glazed sliding doors to rear, ceiling light point, wall mounted radiator, carpeted flooring.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch, airing cupboard.

Bedroom One

10' 11" x 8' 8" (3.32m x 2.65m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

12' 4" x 8' 8" (3.77m x 2.65m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobe.

Bedroom Three

7' 10" x 6' 7" (2.4m x 2m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

5' 9" x 6' 7" (1.75m x 2m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, basin, WC, bath, tiled walls.

Outside

Front

Parking in rear garden.

Rear

Patio area, bedding surrounds.

Tenure

Freehold

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Rear

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

28 Sale Lane
Tyldesley
MANCHESTER
M29 8WW

Energy rating
D

Valid until: 28 February 2034
Certificate number: 0795-3035-5207-3294-4200

Property type: Semi-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.

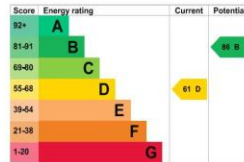
[See how to improve this property's energy efficiency.](#)

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

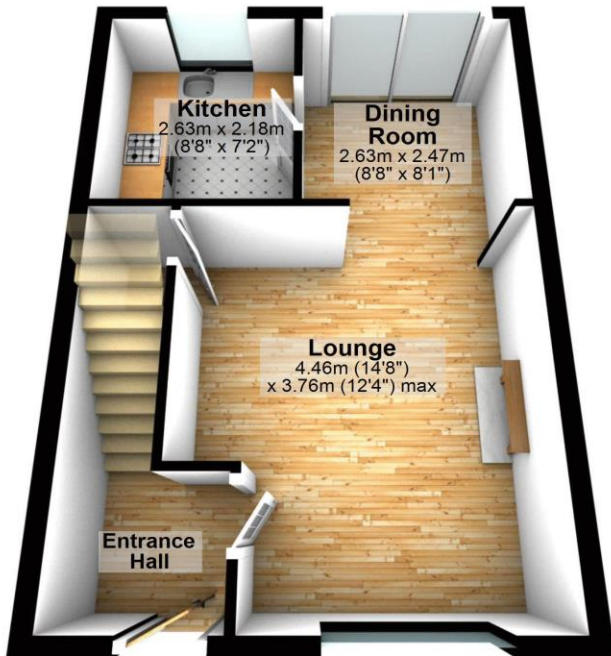
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



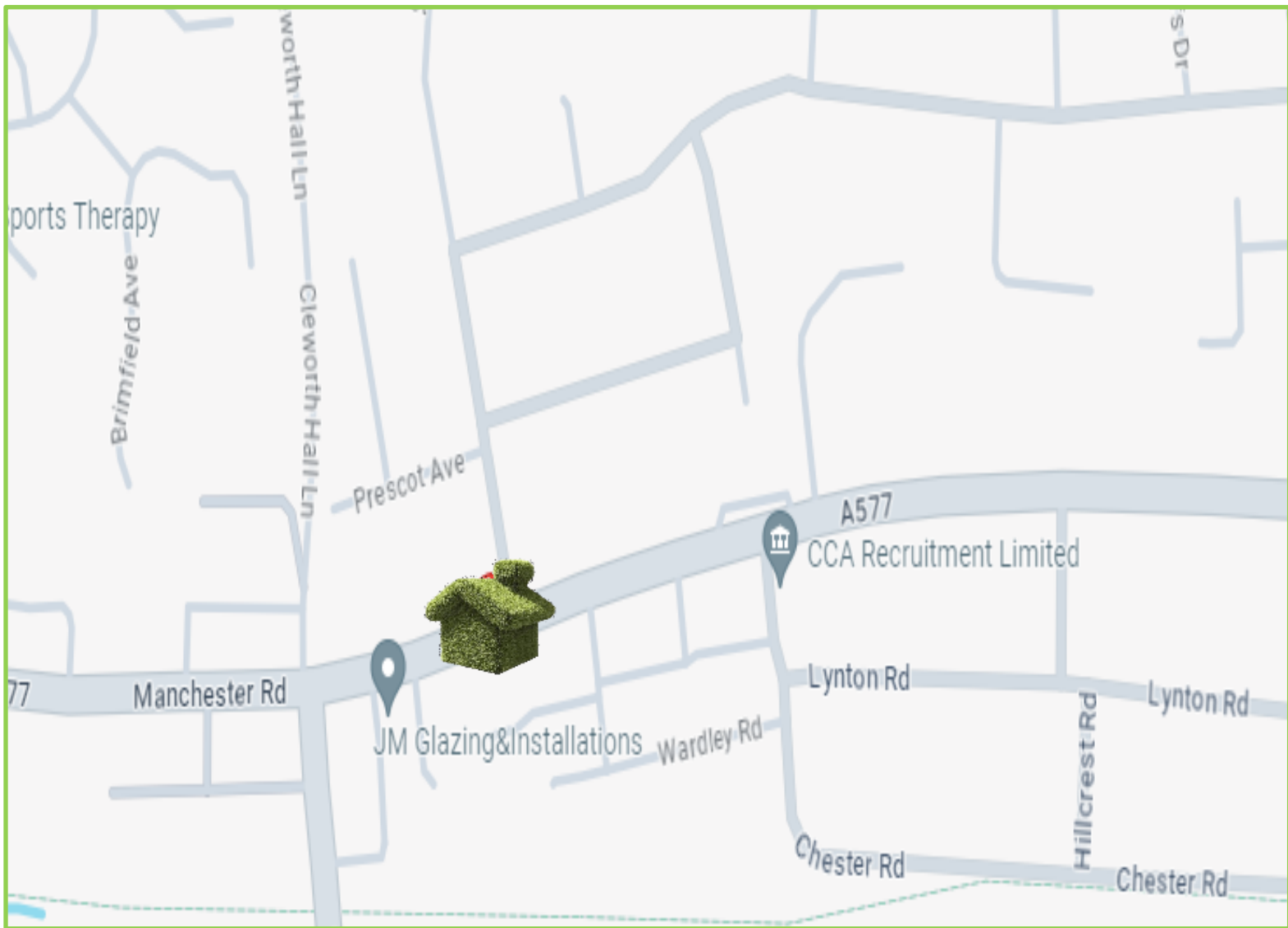
Ground Floor



First Floor



Total area: approx. 62.6 sq. metres (674.0 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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