



Porterfield Drive, Tyldesley M29 8RJ

Offers Over £229,950

This well-presented three-storey mews property is perfectly located within walking distance of Tyldesley town centre, offering easy access to a wide selection of shops, restaurants, bars, and everyday amenities. Ideal for commuters, the guided busway is just a short stroll away, providing a direct and efficient route into Manchester city centre. The accommodation is set over three floors and offers a versatile layout. The ground floor comprises a welcoming hallway, a ground floor bedroom, a convenient shower room, and a utility room. On the first floor, you'll find a spacious lounge and a kitchen, ideal for both relaxing and entertaining. The top floor features two further bedrooms, including a master bedroom with an ensuite, as well as a contemporary family bathroom. Externally, the property benefits from a driveway to the front, while to the rear there is a private garden with a patio area and lawn – perfect for outdoor enjoyment. Located close to highly regarded primary and high schools, and with the East Lancashire Road (A580) just a short drive away offering access to motorway links, this home combines comfort, practicality, and convenience – making it an ideal choice for families, professionals, or those looking to invest in a thriving area.

- CLOSE TO EXCELLENT AMENITIES
- ACROSS THREE FLOORS
- WALKING DISTANCE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- CLOSE TO GUIDED BUS ROUTE
- ENSUITE TO MASTER

Hallway

20' 5" x 6' 2" (6.233m x 1.880m) Steel front door, ceiling light point x 2, wall mounted radiator, laminate flooring.

Lounge

12' 9" x 14' 7" (3.877m x 4.444m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Kitchen

13' 1" x 8' 1" (3.978m x 2.469m) Wooden door, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, laminate flooring, soft close wall base and drawer units, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, dishwasher.

Utility

Steel door to rear, ceiling light point, wall mounted radiator, lino flooring, space for washing machine, sink unit, work surfaces, drawer and base units.

Shower Room ground floor

Ceiling light point, wall mounted radiator, extractor fan, lino flooring, walk in shower, basin, WC.

Bedroom One

12' 7" x 8' 9" (3.848m x 2.676m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

Bedroom Two

9' 10" x 11' 1" (2.985m x 3.388m) Ceiling light point, wall mounted radiator, UPVC double glazed windows to front x 2, carpeted flooring, storage cupboard x 2.

Bedroom Three ground floor

9' 0" x 8' 1" (2.746m x 2.455m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Ensuite to master

Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, WC, basin, shower, tiled walls.



Bathroom Top floor

6' 10" x 5' 6" (2.086m x 1.687m) Spotlights, wall mounted radiator, extractor fan, lino flooring, basin, WC, bath, part tiled.

Outside

Garage

Power, lighting, up and over door, integral steel door.

Front

Driveway.

Rear

Patio area, lawn, field and guided bus route to rear.

Tenure

Leasehold

Council Tax Band

C

Other Information

Water supply mains or private? Mains

Parking arrangements? 1 Parking Space

Is there a flooding risk? No

Any coal mining issues at the property or on the street? No

Type of broadband? FTTP

Any restrictions on the covenant? Speak to agent

Is the property of standard construction ? Yes

Are there any public rights of way? No

Safety issues? No







Energy performance certificate (EPC)			
30 Porterfield Drive Tyldesley MANCHESTER M29 8RJ	Energy rating C	Valid until:	2 March 2032
		Certificate number:	3805-7942-0002-1222-0006
Property type		Mid-terrace house	
Total floor area		114 square metres	

Rules on letting this property

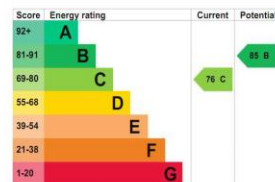
Properties can be let if they have an energy rating from A to E.

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 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.

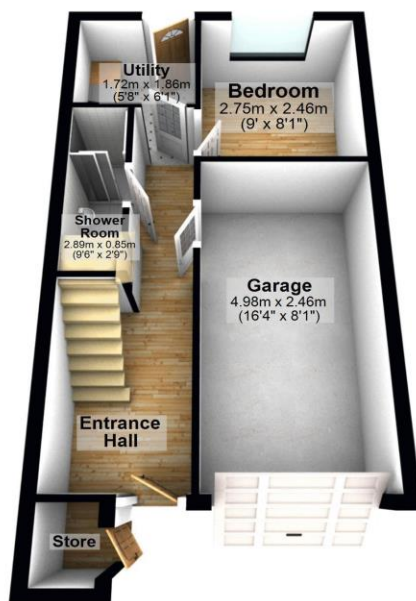
For properties in England and Wales:

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/3805-7942-0002-1222-0006?print=true>

1/4

Ground Floor



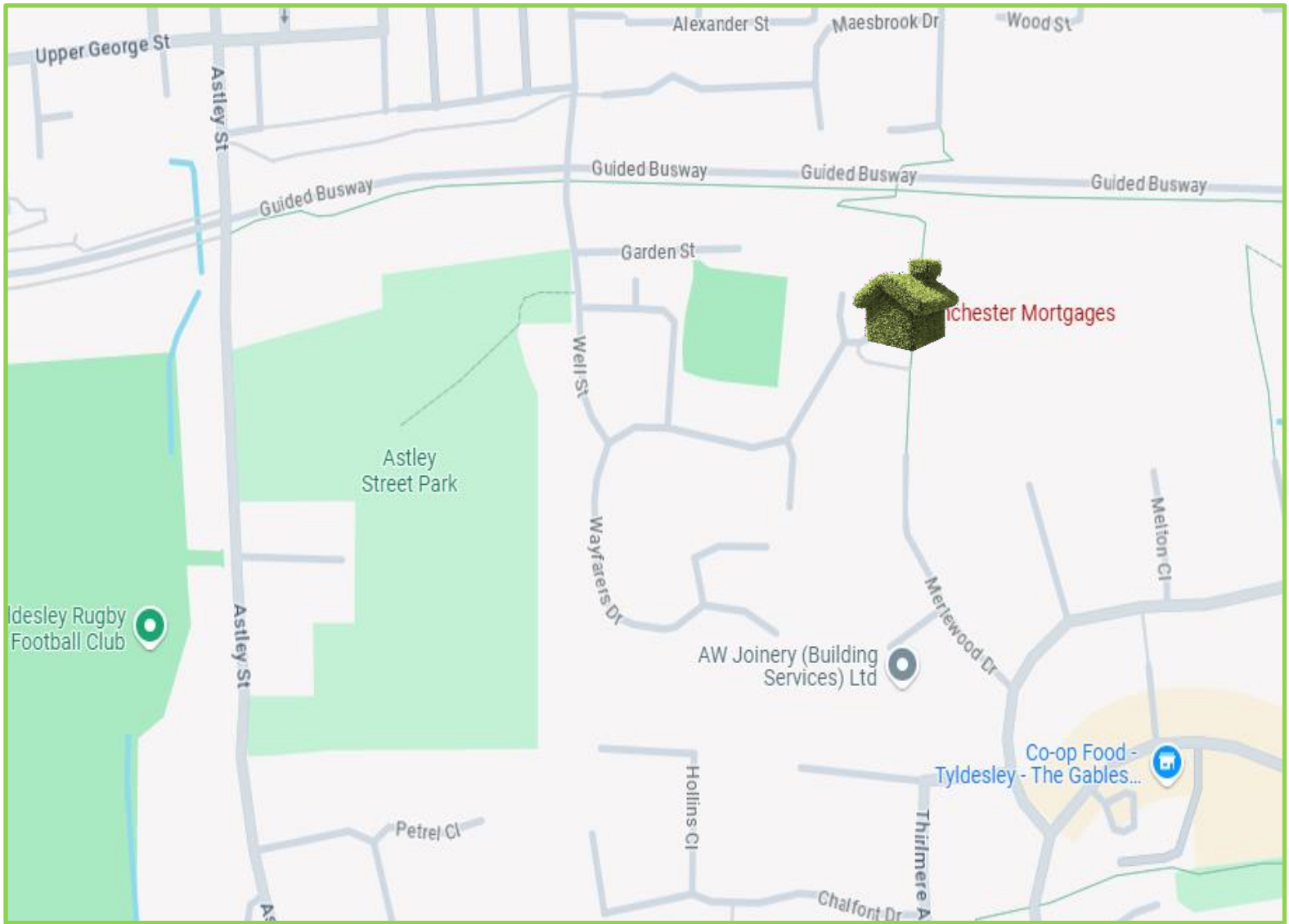
First Floor



Second Floor



Total area: approx. 103.3 sq. metres (1112.0 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.

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