



# Higham Estate Agents



## 141 Shuttle Street

Tyldesley, Manchester, M29 8BS

**Offers over £130,000**

HIGHAM ESTATE AGENTS are delighted to offer for sale this two bedroom, end terrace property with larger than average rear garden, sitting in a prime location in Tyldesley. Ideally located in the heart of Tyldesley the property sits within a short walking distance to the towns amenities including shops, bars, restaurants and the ever popular guided bus way into Manchester and Leigh.

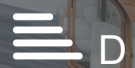
In brief the property comprises an entrance porch with internal door leading through to the well proportioned sitting room located at the front of the property, internal hall houses the stairs to the upper floor and internal door through to the kitchen. Boasting a range of modern wall and base units with space for appliances this large space also benefits a dining space, under stair storage and door leading to the rear garden. To the first floor you will find two good size double bedrooms and a stunning, four piece family bathroom with walk in shower. Externally to the rear you can find a large, low maintenance garden perfect for all year round entertaining.

In addition, the property is connected to all mains services and features UPVC double glazing and gas central heating.

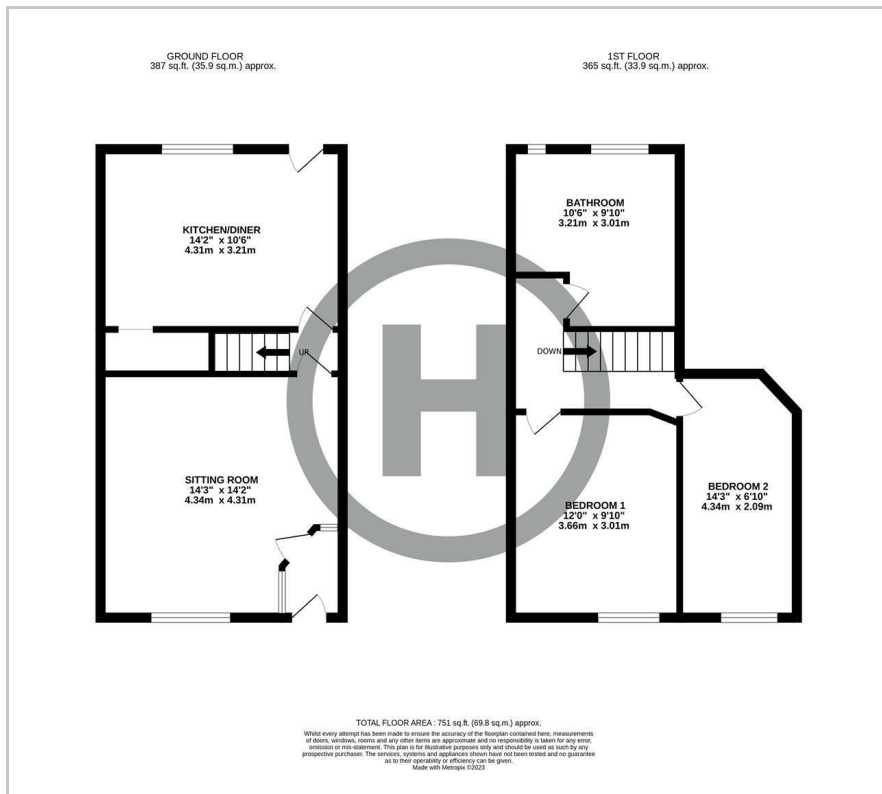
- Two Bedroom End Terrace
- Larger Than Average Rear Garden
- Four Piece Family Bathroom
- Modern Kitchen Diner
- Prime Location for Commuting
- Leasehold 864 Yrs Remaining
- Annual Ground Rent TBC
- Council Tax Band A

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



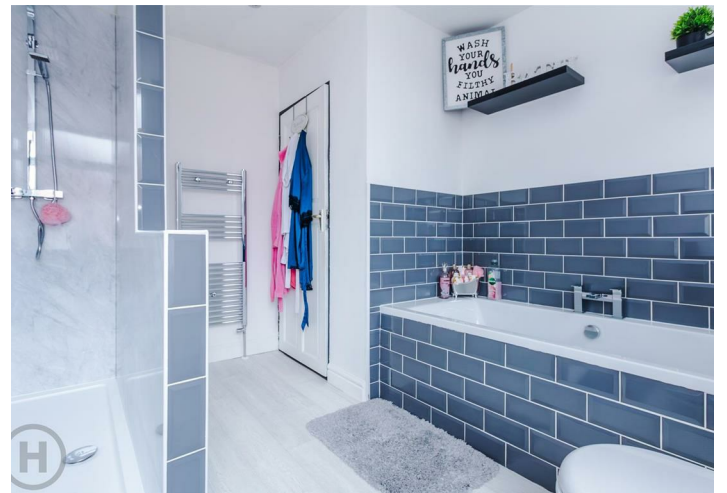
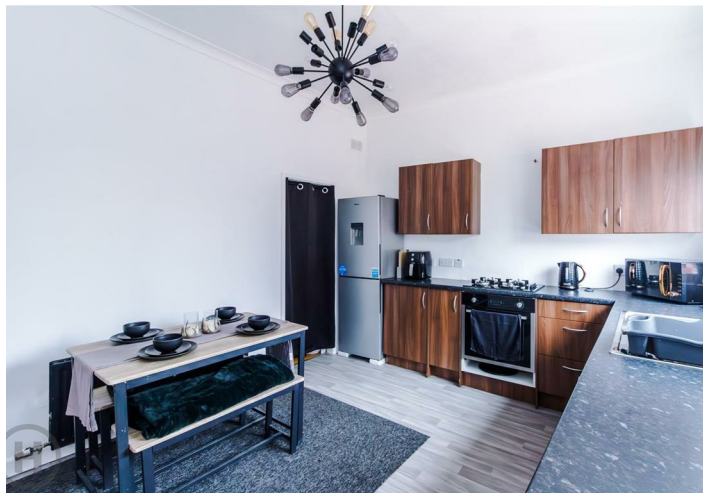
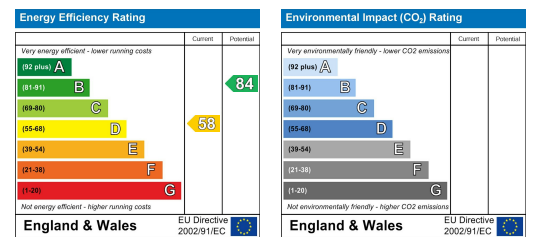
# Floor Plan



# Area Map



# Energy Efficiency Graph



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