



Higham Estate Agents



6 Horrocks Street

Tyldesley, Manchester, M29 8FR

£110,000

HIGHAM ESTATE AGENTS are delighted to offer for sale this spacious two bedroom terraced property in Tyldesley, benefiting an open view and parking to the front. Sitting tucked away off Shakerley Road the property is a brief stroll to Tyldesley Town Centre, offering convenient access to various amenities such as shops, supermarkets, schools, bars, fitness facilities, and much more.

The property features an entrance porch that leads to a spacious sitting room. A small inner hall houses stairs to the first floor and provides access to the kitchen. The kitchen includes a variety of base units, under stair storage, a generous dining area, and a door leading to a convenient utility room that connects to the rear garden. On the first floor, you will discover a spacious master bedroom situated at the front of the property, a decently sized second bedroom, and a three-piece family bathroom that completes the living space. Externally, this pavement fronted terrace has the additional benefit of an off road parking space adjacent to the house, and to the rear a good size and low maintenance yard.

Please note the property is leasehold on a 995 Year lease from 1898, the vendor does not currently pay ground rent and a missing landlord policy may be required.

Please note, these details are yet to be approved by the vendor.

Viewing

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

- Two Bedroom Terrace
- Parking Space to Front
- Open Aspect Views to Front
- Spacious kitchen diner with Utility Room
- Leasehold 995 Years from 1898
Ground Rent TBC
- Council Tax Band A



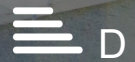
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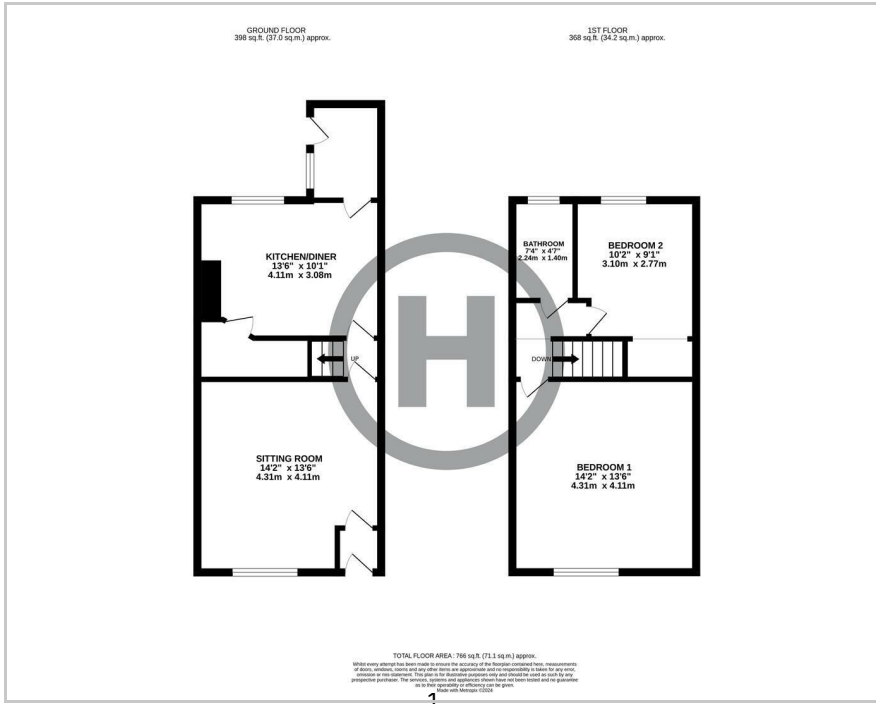


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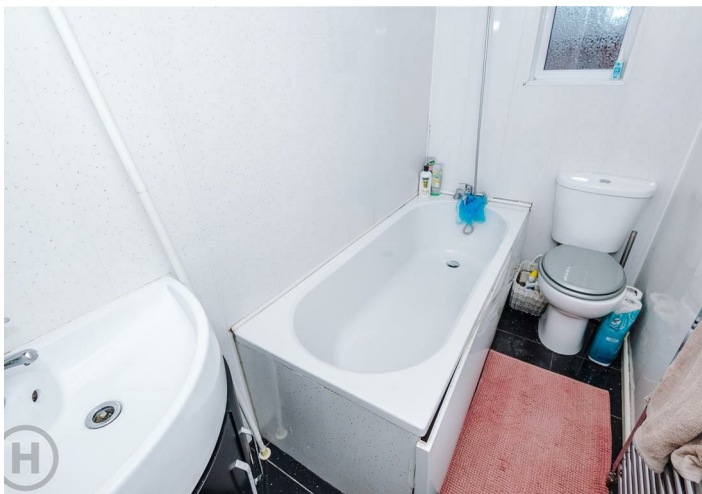
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Floor Plan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Current: 62 Potential: 79



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.