



Higham  
Estate Agents



## 149 Shuttle Street

Tyldesley, Manchester, M29 8BS

**£135,000**

HIGHAM ESTATE AGENTS are thrilled to present for sale a two-bedroom, mid-terrace property. This home is ideally situated within walking distance of Tyldesley Town Centre and just a short stroll from the guided busway, offering convenient access to both Manchester and Leigh.

- Two Bedroom Mid Terrace
- Modern Kitchen & Shower Room
- Ideal Location for Tyldesley Centre
- Nearby Transport Links
- Council Tax Band A
- Leasehold 999 Years from 1888

### Viewing

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



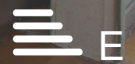
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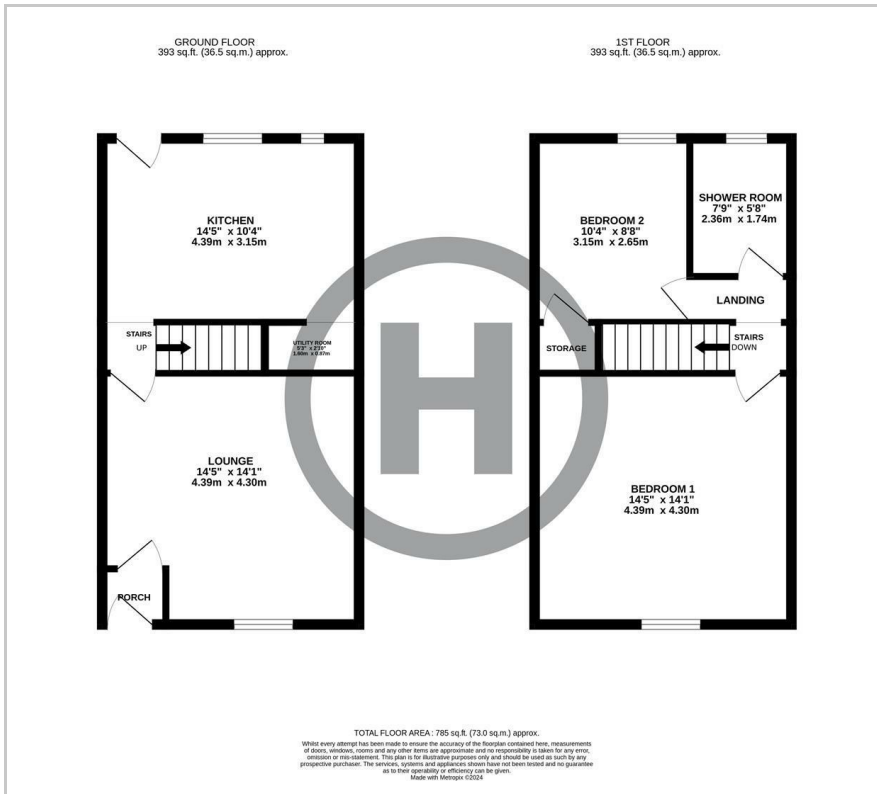
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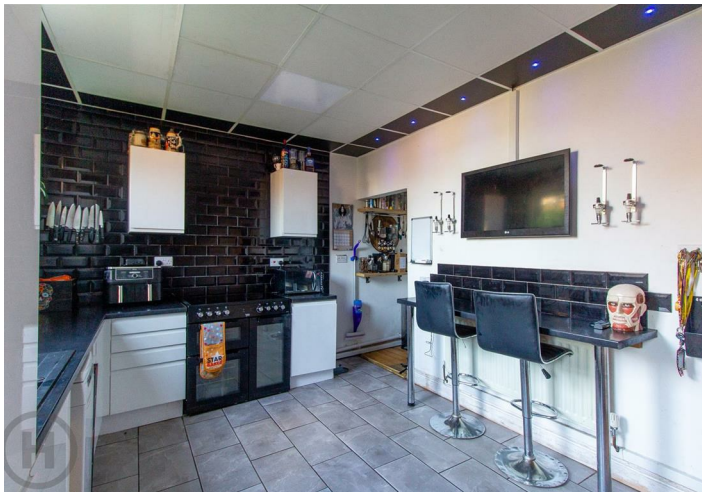


# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	



## Property Description

Featuring an entrance porch with an internal door that opens into the generous sitting room, which includes a front-facing window. An additional internal door leads to the inner hall, where the staircase is situated, along with an open doorway into the kitchen. The contemporary kitchen showcases a variety of wall and base units paired with matching work surfaces and splash back tiling. There is ample space for freestanding appliances, and the vendors have ingeniously created a convenient breakfast bar in the dining area while transforming the under-stair storage into a utility space.

Located upstairs, you will discover a generous master bedroom featuring fitted storage. At the rear of the property, there is a double-sized second bedroom with a rear-facing window and a storage cupboard positioned above the stairs. Completing the interior is a stylish modern shower room that includes a W.C., sink unit, and a walk-in shower adorned with elegant wall and floor tiling.

Externally to the rear the property boasts a lovely size yard with artificial lawn and patio area. The garden also benefits a wooden gate leading into the shared backings for rear access.

The property is on a 999 year lease from 1888 and the current owner has advised a ground rent payment is not collected therefore a missing landlord indemnity may be required. Additionally the property is of traditional constructions, boasts UPVC double glazing, is warmed by gas central heating and is connected to all mains services.

## Additional Information

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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