



# 13 Oak Street

Tyldesley, Manchester, M29 8AG

# Asking price £125,000

HIGHAM ESTATE AGENTS are thrilled to present a two-bedroom end terrace property for sale, situated in the heart of Tyldesley Town Centre. This prime location provides convenient access to supermarkets, shops, restaurants, and more, including bus stops for the highly sought-after Guided Bus Way, which offers straightforward travel to Manchester.

- Two Bedroom End Terrace
- Modern Kitchen Diner
- Good Size Rear Yard
- Located in Tyldesley Town Centre
- Near Popular Bus Routes
- No Onward Chain
- Leasehold 825 Years
- 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.

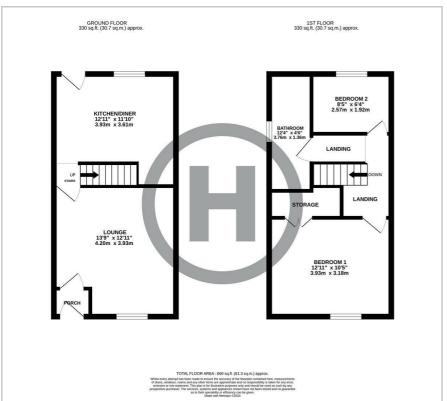


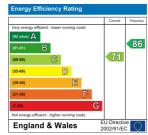


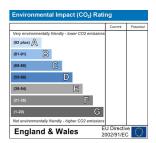




## Floor Plan













#### Property Description

The property features an entrance porch that opens into a generous sitting room, which boasts a front-facing window, a charming fireplace, and a door that leads to the kitchen. The contemporary kitchen is equipped with a selection of shaker-style wall and base units, along with an integrated oven and hob. It provides space for additional appliances, complemented by a work surface and stylish splashback tiling. Additionally, the kitchen is spacious enough to accommodate a dining area and includes under-stair storage, as well as a rear-facing window and a door that opens to the rear garden.

Ascending to the first floor, the master bedroom is located at the front of the property, featuring a front-facing window and an over-stairs storage cupboard. The second bedroom is spacious and includes a rear-facing window. The family bathroom is also generous in size, equipped with a WC, sink, bath with a shower overhead, and a side-facing window.

At the back, the property features a spacious garden that exceeds the average size, complete with a raised decking patio and an additional flagged area that includes brick-built storage. Furthermore, there is a side gate that provides access to the front of the property. Please note the garden is subject to a private right of

The property is leasehold on a 825 year lease and an annual ground rent payment is required. The property is also of traditional construction, is warmed by gas central heating and benefits full UPVC double glazing plus boarded loft space.

### **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 firms 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 cooperation to ensure there will be no delay in agreeing and progressing with the sale.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.