



Higham Estate Agents



66 Ellesmere Street

, Tyldesley, M29 8BX

£140,000

HIGHAM ESTATE AGENTS are thrilled to present an exquisite two-bedroom terrace home in Tyldesley. This property features stunning views from the front and includes a loft space accessible via the second bedroom, along with a spacious brick storage shed in the rear garden. Its charming location provides a semi-rural atmosphere while being centrally situated in Tyldesley, just a short walk from local shops, amenities, pubs, and popular transport links, including the well-known guided busway to Manchester.

- Two Bedroom Mid Terrace
- Loft Room For Storage
- Open Views to Front
- Good Size Rear Yard with Storage
- Modern Kitchen & Bathroom
- Tyldesley Town Centre Location
- Council Tax Band A
- Leasehold 890 Years

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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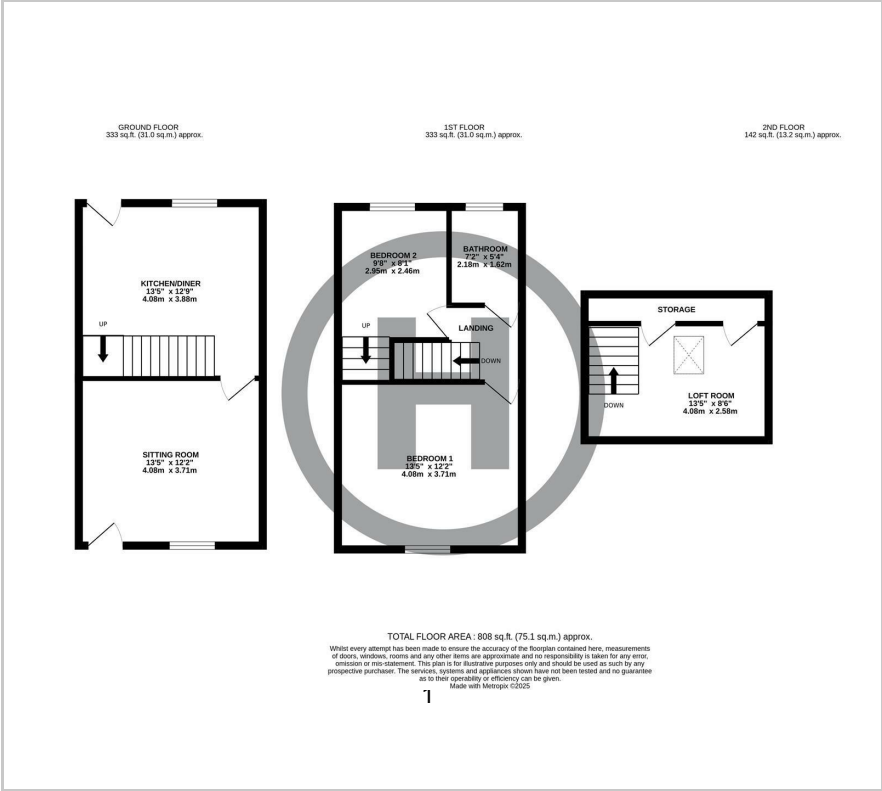


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Floor Plan



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

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



Property Description

Upon entering the property, you are greeted by a generous sitting room that features a front-facing window overlooking the fields, a charming fireplace, and an internal door leading to the kitchen. The kitchen boasts a variety of wall and base units paired with complementary work surfaces, elegant splashbacks, and some integrated appliances, along with space for additional ones. The stunning tiled floor is beautifully accentuated by kickboard lighting. Additionally, the kitchen includes a breakfast bar, stairs leading to the upper floor with extra space underneath, and a rear window and door.

Ascending to the first floor, the spacious master bedroom features a front-facing window, built-in storage units, and is beautifully complemented by a striking recessed ceiling. Directly across the hallway lies the family bathroom, which includes a W.C., sink, freestanding bathtub with an overhead shower, a chrome heated towel rail, and a rear-facing window. Adjacent to the bathroom is the second bedroom, which is generously sized and equipped with a rear-facing window and a fixed paddle staircase leading to the loft. This loft space is a wonderful addition to the home, providing ample storage and a skylight window.

At the back of the property, you'll find a spacious rear yard that is easy to maintain. It also provides access to a brick-built storage shed, which features a rear door leading out to the shared alleyway. The property is held on 890-year lease starting from 1891. The current owner has indicated that the annual ground rent is not collected and an indemnity policy may be required by your solicitor. Furthermore, the property features traditional construction, UPVC double glazing, gas central heating, loft access, and is connected to all main 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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