



Higham Estate Agents



2 Garden Street

Tyldesley, Manchester, M29 8HD

Offers over £140,000

HIGHAM ESTATE AGENTS are excited to introduce a delightful three-bedroom home situated in Tyldesley. This property features excellent living space, including a generous sitting room, a kitchen diner, a utility room, three bedrooms, and a family shower room. Additionally, it offers driveway parking at the front along with a lovely front yard. Conveniently located near central Tyldesley, this home is within walking distance of the town's amenities and is just steps away from the popular guided busway, with Astley Street Park located directly across the road.

- Three Bedroom Terrace
- Driveway Parking to Front
- Kitchen Diner with Utility Room
- Located Near The Guided Bus Way
- Near by Astley Street Park
- Council Tax Band A
- Leasehold 999 years £2.50 PA

Viewing

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



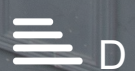
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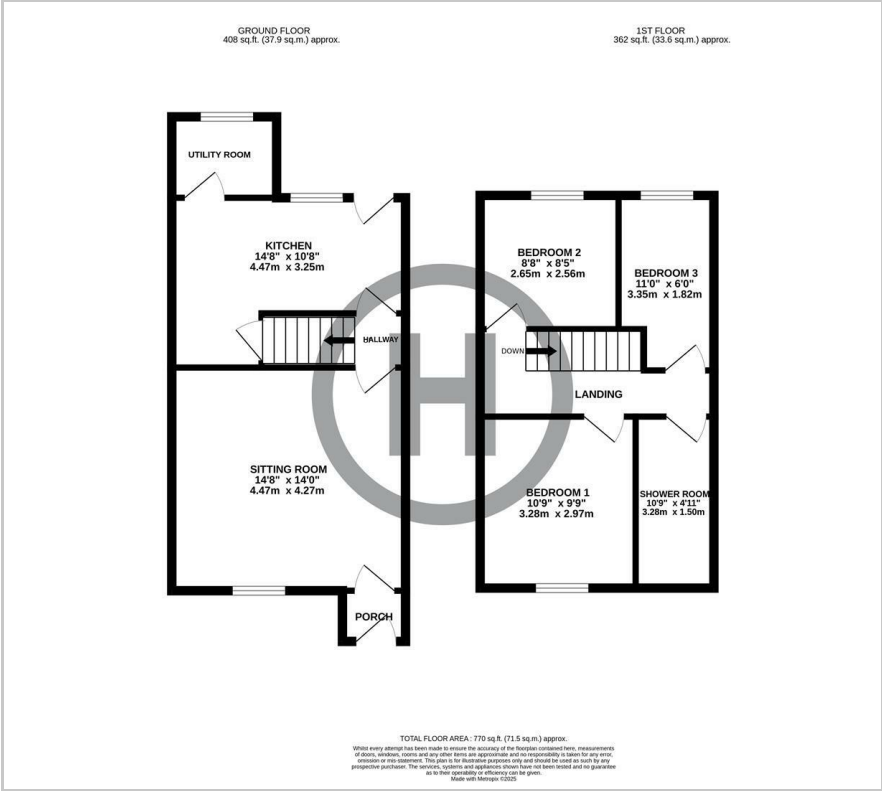


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Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	62	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(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

As you step into the property, you are greeted by a UPVC entrance porch that leads to the sitting room. This generous family space features a charming fireplace, a front-facing window, and a door that opens into an inner hall, which includes stairs to the upper floor and another door leading to the kitchen. The kitchen is equipped with a variety of wall and base units, complemented by matching work surfaces and space for freestanding appliances. Additionally, there is a spacious dining area with an under-stair storage cupboard, an external door that opens to the rear yard, and a doorway that connects to a convenient utility room.

Ascending to the first floor, a generous landing provides access to the bedrooms and shower room. The first bedroom is a spacious double, positioned at the front of the property with a window facing the street. The second bedroom, also of good size, is located at the rear, featuring a window that overlooks the tranquil, tree-lined bus route. The third bedroom is a single and is also situated at the rear, with a window facing the same serene view. Completing the internal layout is a modern three-piece shower room that includes a W.C., sink, and a walk-in shower cubicle.

The property is located on a tranquil street just off the well-known Well Street in Tyldesley. It boasts a generous driveway for off-road parking and a gate that leads to a delightful front yard. At the back, you will find a yard that currently accommodates a sizable storage shed. Please be aware that the rear garden is subject to a private right of way for neighboring properties.

The property is held on a 999-year lease starting from 1782. The current owner has indicated that an annual ground rent payment of £2.50 is required. 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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