



Higham Estate Agents



29 Poplar Street

Tyldesley, Manchester, M29 8AX

£100,000

HIGHAM ESTATE AGENTS present a fantastic investment opportunity to acquire a two-bedroom property located in the heart of Tyldesley. Although it requires some renovation, this spacious home features a generous-sized rear yard and is just a short walk from the town center, which includes shops, supermarkets, healthcare facilities, transport links, and more.

- Two Bedroom End Terrace
- Popular Tyldesley Location
- Near Town Centre
- Good Size Rear Yard
- Leasehold 999 years £5 PA
- 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.



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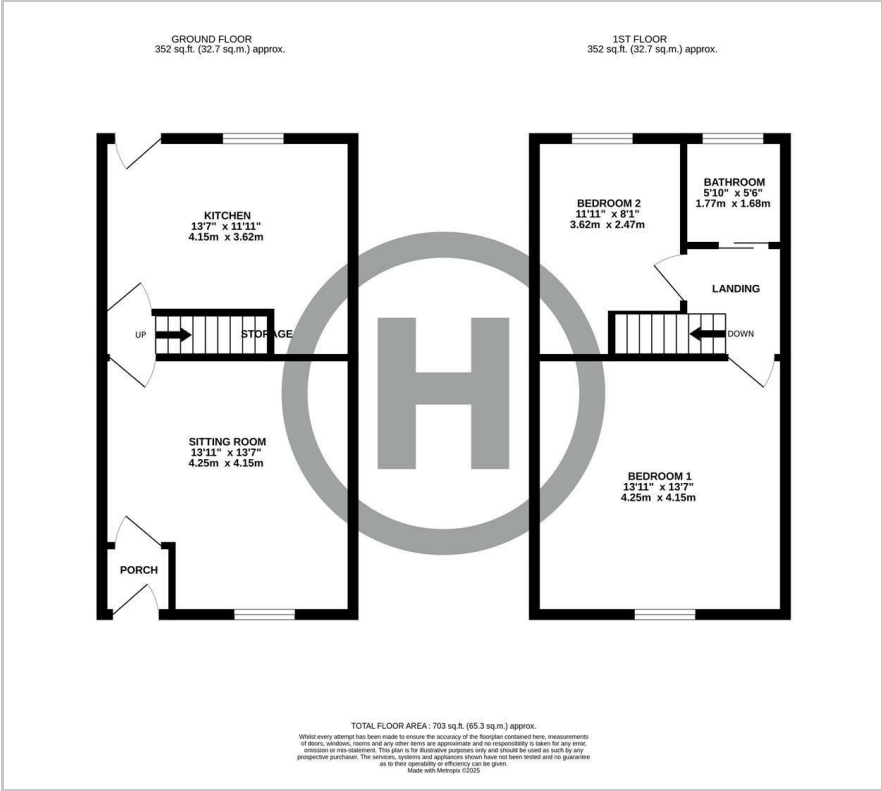


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Floor Plan



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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

The property features an entrance porch that leads into the sitting room, which includes a charming brick surround fireplace, a front-facing window, and an open archway that connects to an inner hall. This hall contains the staircase to the upper floor and an internal door that leads to the kitchen. The generous kitchen diner is equipped with a variety of wall and base units, work surfaces, and splashback tiling. It also offers under-stair storage, a rear-facing window, and an external door that opens to the back yard.

As you ascend to the first floor, you'll discover a generous master bedroom at the front, featuring a window that faces the street. At the back, there is a well-sized second bedroom with a rear-facing window, alongside a family bathroom equipped with a bathtub, WC, sink, and another window that looks out to the rear.

The property, which faces the pavement, currently provides non-allocated on-street parking. However, the current owner has indicated that the rear garden has previously been converted into a driveway, making this a potential option if needed.

The property is held on a 999-year lease starting from 1893. The current owner has indicated that an annual ground rent payment of £5 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 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 co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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