



42 Sale Lane, Tyldesley

Guide Price £225,000

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Every step of the way

42 Sale Lane

Tyldesley, Manchester

This well presented two bedroom semi detached bungalow situated in a highly convenient location, is offered to the market with **no onward chain**, making it an excellent opportunity for those looking to move with minimal delay.

The accommodation briefly comprises an entrance vestibule leading into a welcoming sitting room, which flows through to a separate dining room and fitted kitchen. An inner hallway provides access to two well proportioned bedrooms and a modern bathroom, complete with a walk in shower.

Externally, the property truly stands out, boasting generous and beautifully maintained gardens to the front, side and rear, offering excellent outdoor space for relaxing, gardening or entertaining. Further benefits include a detached garage and off-road parking.

Ideally positioned, the property is within easy reach of the local guided bus route, Tyldesley town centre and a range of local amenities, while also providing excellent access to surrounding transport links for commuters.

Early viewing is highly recommended to fully appreciate the accommodation, generous plot and convenient location on offer.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



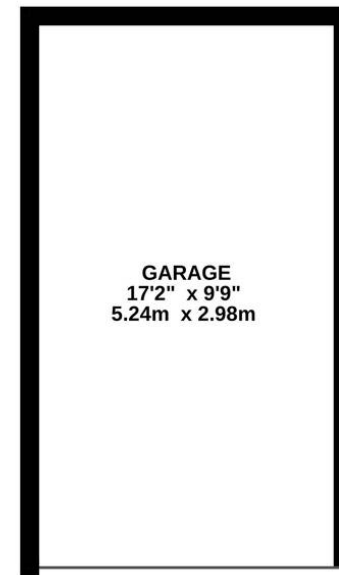
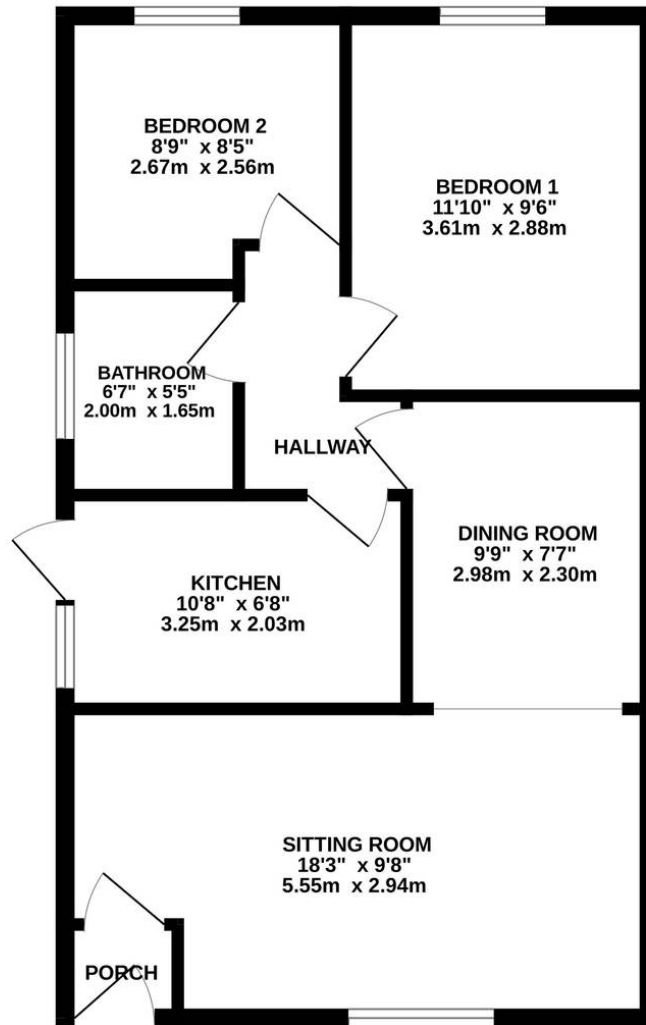






GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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