

Nelson Street, Tyldesley

Manchester



In Excess of £190,000

39 Nelson Street

Tyldesley, Manchester

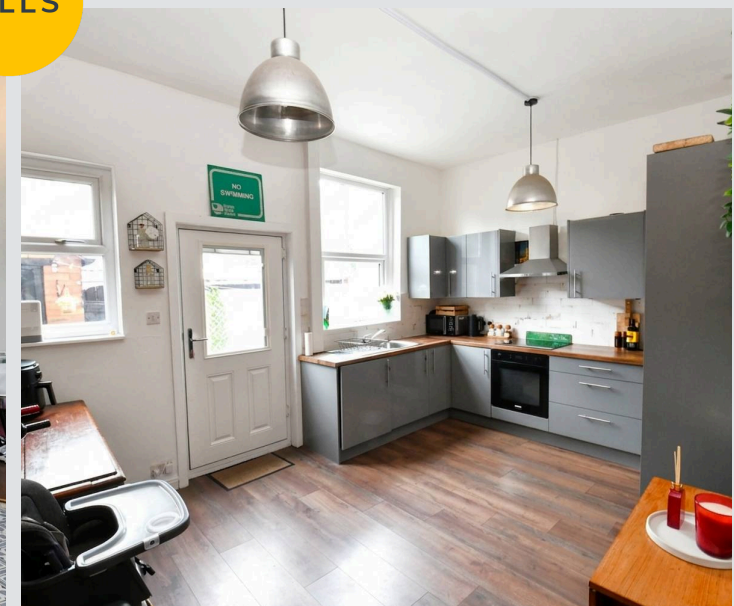
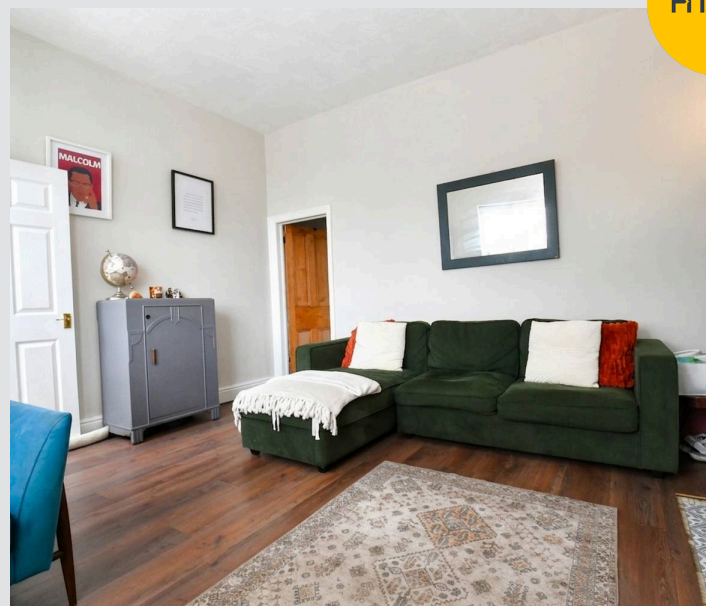
Spacious Two Bedroom Property Situated Over Four Floors - with a Loft Room Used as a Dressing Room and a Cellar Used as an Office. Just a Short Walk from the Guided Busway and Tyldesley Town Centre! Council Tax band: A

Tenure: Leasehold

- Spacious Two Bedroom Townhouse-Style Terraced Property Situated Over FOUR FLOORS!
- Full of Character and Charm, Presented to a Lovely Standard
- Spacious Lounge with a Feature Fireplace, and a Modern Kitchen Diner
- Two Well-Proportioned Bedrooms
- Large, Modern Four-Piece Bathroom
- Benefits from a Loft Room, Currently Used as a Dressing Room
- Features a Cellar, Currently in Use as an Office
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Just a Short Walk from Tyldesley Town Centre, which is Host to a Fine Array of Bars, Shops, Pubs, Cafes and Restaurants
- Close to the Guided Busway, which Provides Direct Access into Manchester City Centre



HILLS



Porch

Lounge

14' 8" x 12' 7" (4.47m x 3.83m)

Kitchen Diner

14' 7" x 10' 11" (4.45m x 3.32m)

Cellar

14' 5" x 12' 3" (4.39m x 3.74m)

Landing

Bedroom One

14' 8" x 10' 3" (4.48m x 3.13m)

Bedroom Two

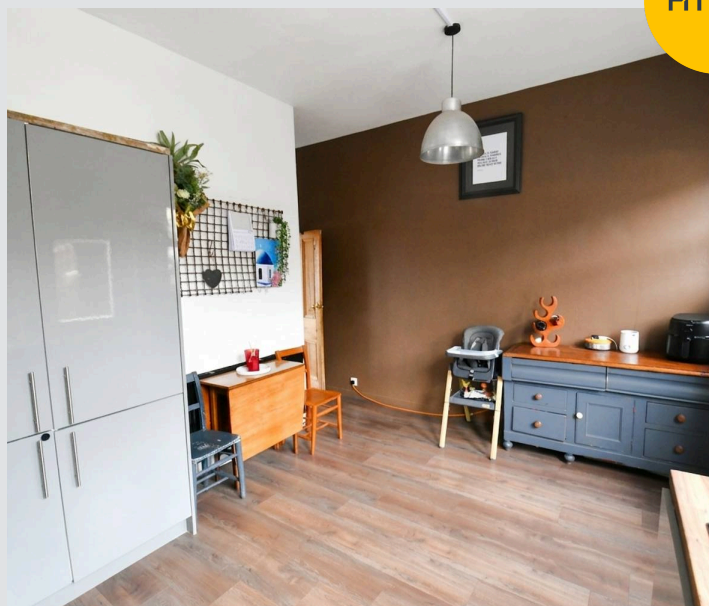
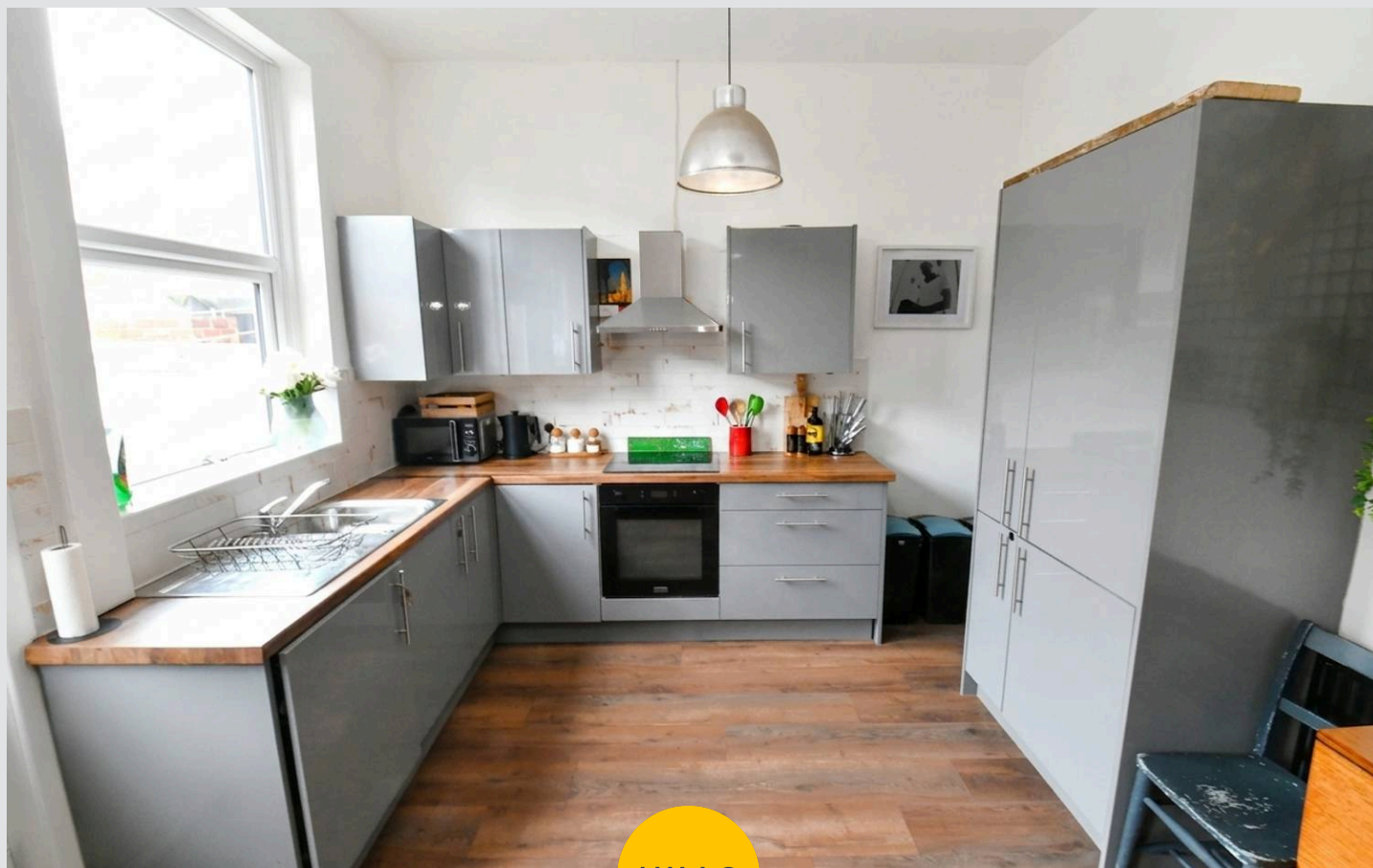
11' 1" x 7' 1" (3.37m x 2.17m)

Bathroom

10' 11" x 7' 3" (3.32m x 2.20m)

Loft Room

14' 9" x 13' 10" (4.49m x 4.22m)



Porch

Lounge

14' 8" x 12' 7" (4.47m x 3.83m)

Kitchen Diner

14' 7" x 10' 11" (4.45m x 3.32m)

Cellar

14' 5" x 12' 3" (4.39m x 3.74m)

Landing

Bedroom One

14' 8" x 10' 3" (4.48m x 3.13m)

Bedroom Two

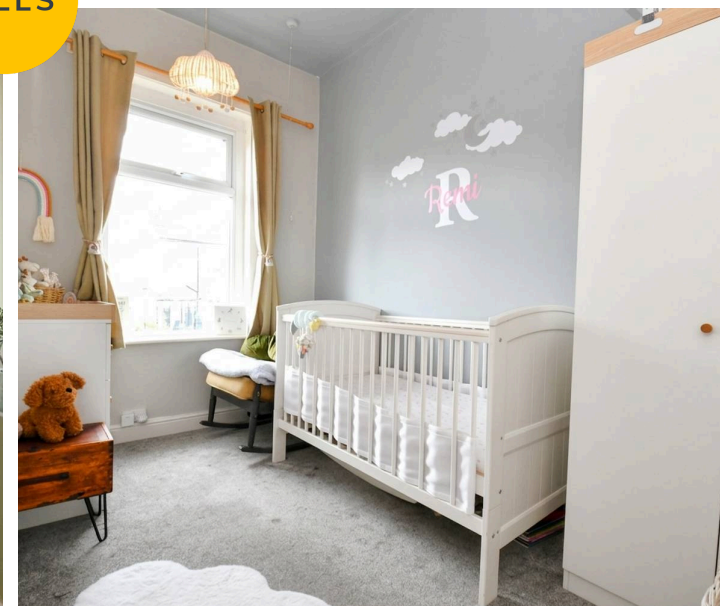
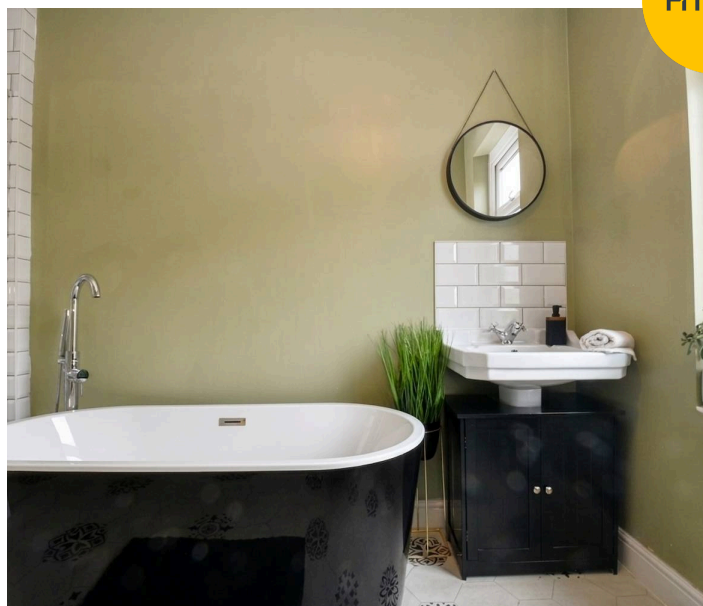
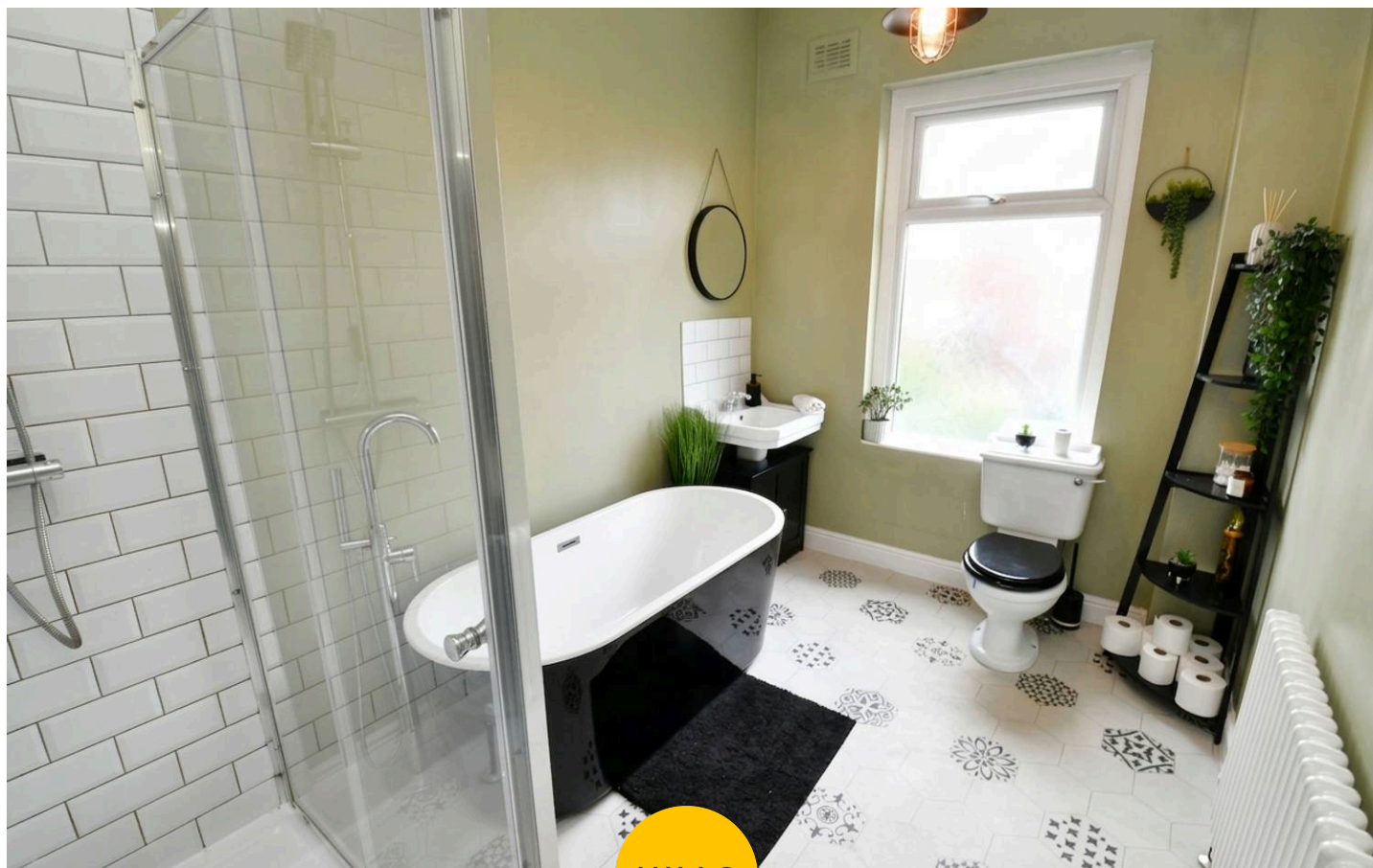
11' 1" x 7' 1" (3.37m x 2.17m)

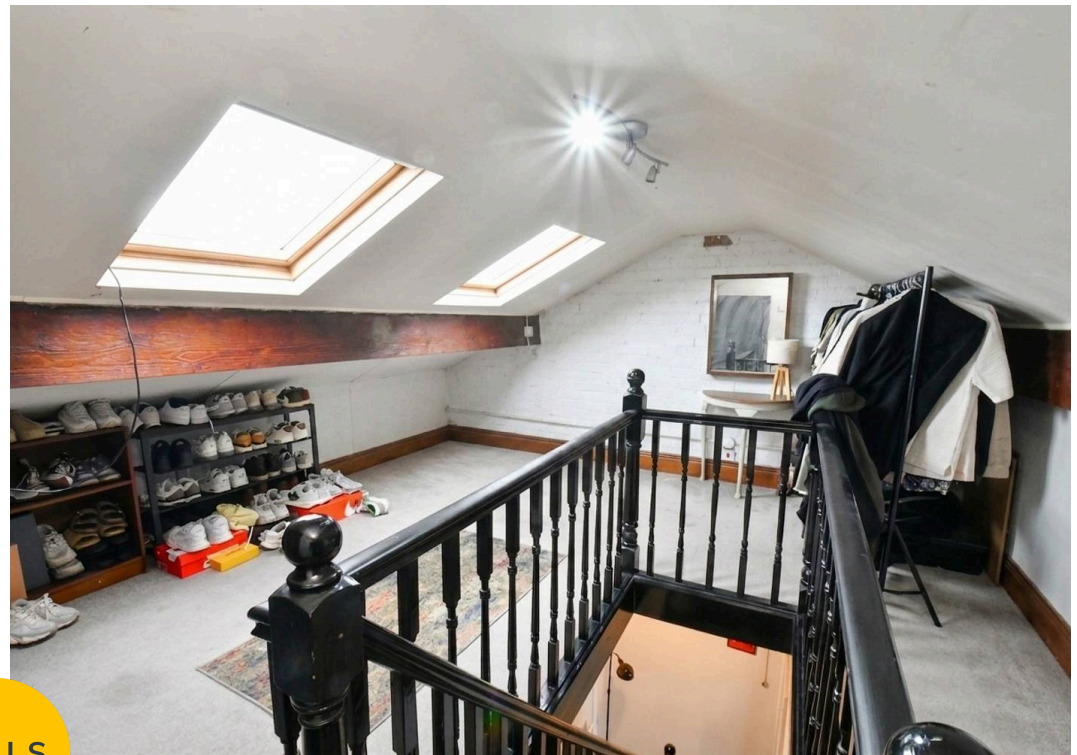
Bathroom

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Loft Room

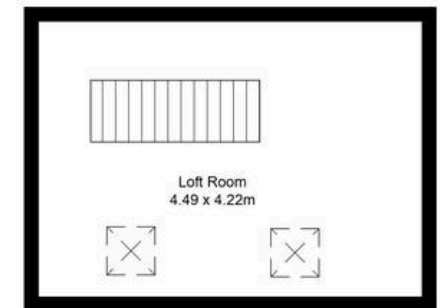
14' 9" x 13' 10" (4.49m x 4.22m)





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By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.