COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









North Lane, Tyldesley

Situated in a popular residential location
is this three bedroom semi detached property offering
well-proportioned living accommodation over two floors
with gardens to the front and rear

Asking Price £199,950

19 North Lane

Tyldesley, M29 7BF

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
13'0 (max) x 11'7 (max) (3.96m'0.00m (max) x 3.35m'2.13m (max))
Fire and surround. TV point.

DINING KITCHEN
19'6 (max) x 10'9 (max) (5.79m'1.83m (max) x 3.05m'2.74m (max))
Fitted with wall units and base cupboards. Sink unit. Oven, hob and extractor hood. Fireplace. Patio doors into conservatory/wet room

CONSERVATORY/WET ROOM
13'5 (max) x 8'0 (max) (3.96m'1.52m (max) x 2.44m'0.00m (max))

FIRST FLOOR:

LANDING

BEDROOM
11'7 (max) x 11'0 (max) (3.35m'2.13m (max) x 3.35m'0.00m (max))
Radiator.

BEDROOM
11'4 (max) x 10'3 (max) (3.35m'1.22m (max) x 3.05m'0.91m (max))
Radiator.

BEDROOM
9'2 (max) x 7'8 (max) (2.74m'0.61m (max) x 2.13m'2.44m (max))
Radiator

SHOWER ROOM
7'5 (max) x 5'4 (max) (2.13m'1.52m (max) x 1.52m'1.22m (max))
Shower cubicle. Pedestal wash hand basin.

WC
Low level WC

OUTSIDE:

GARDENS
The property is garden fronted which is mainly laid to lawn with established plants and shrubs. The enclosed area to the rear is low maintenance and mainly paved.

TENURE
Freehold

COUNCIL TAX
Council Tax Band A

VIEWING
By appointment with the agents as overleaf.

PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions

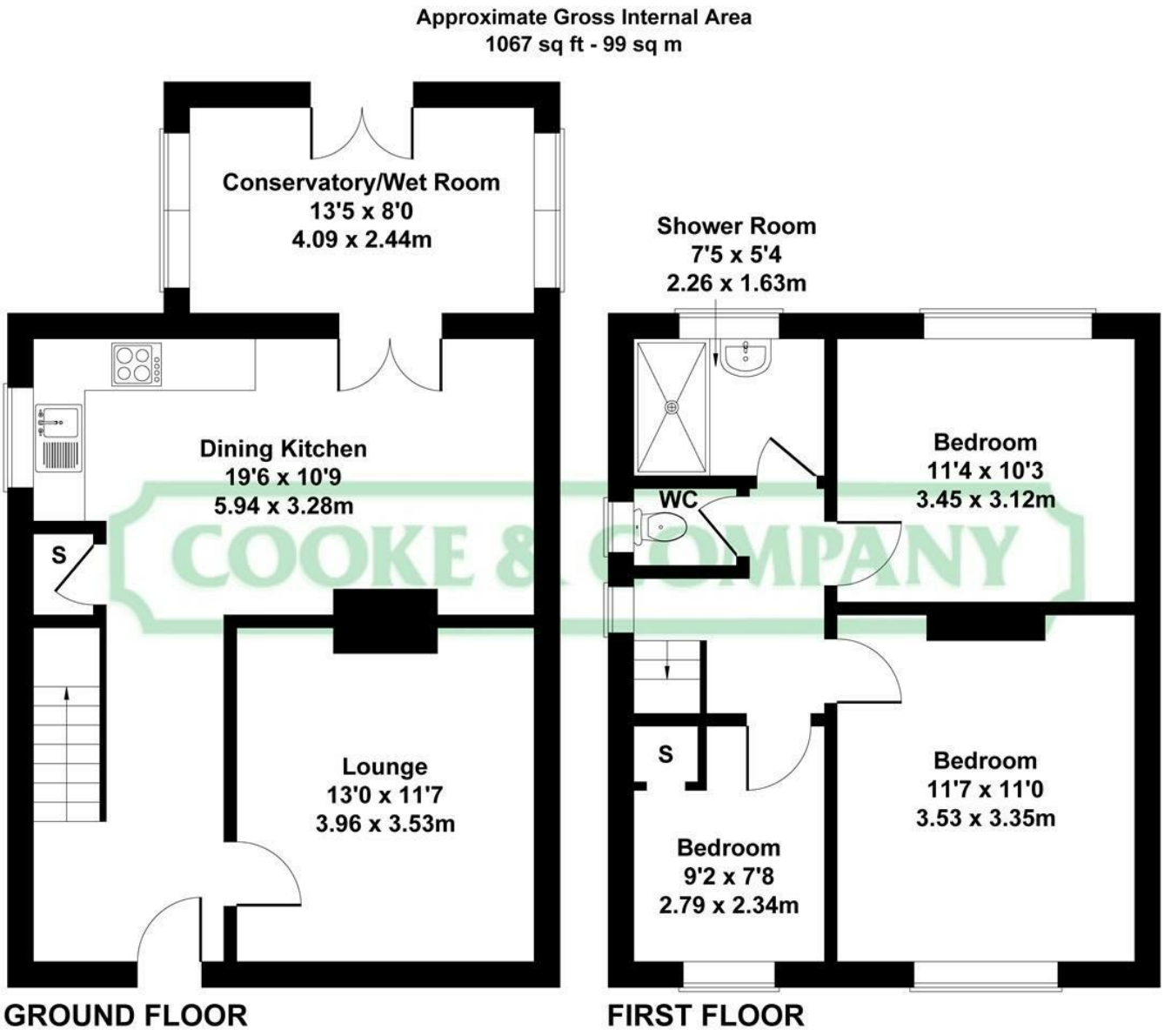
M29 7BF




Vaillant

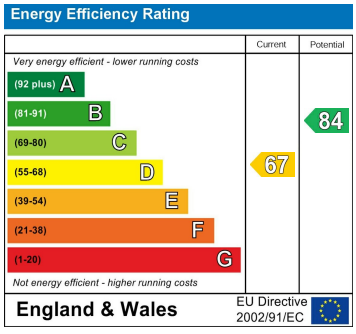


Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.



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