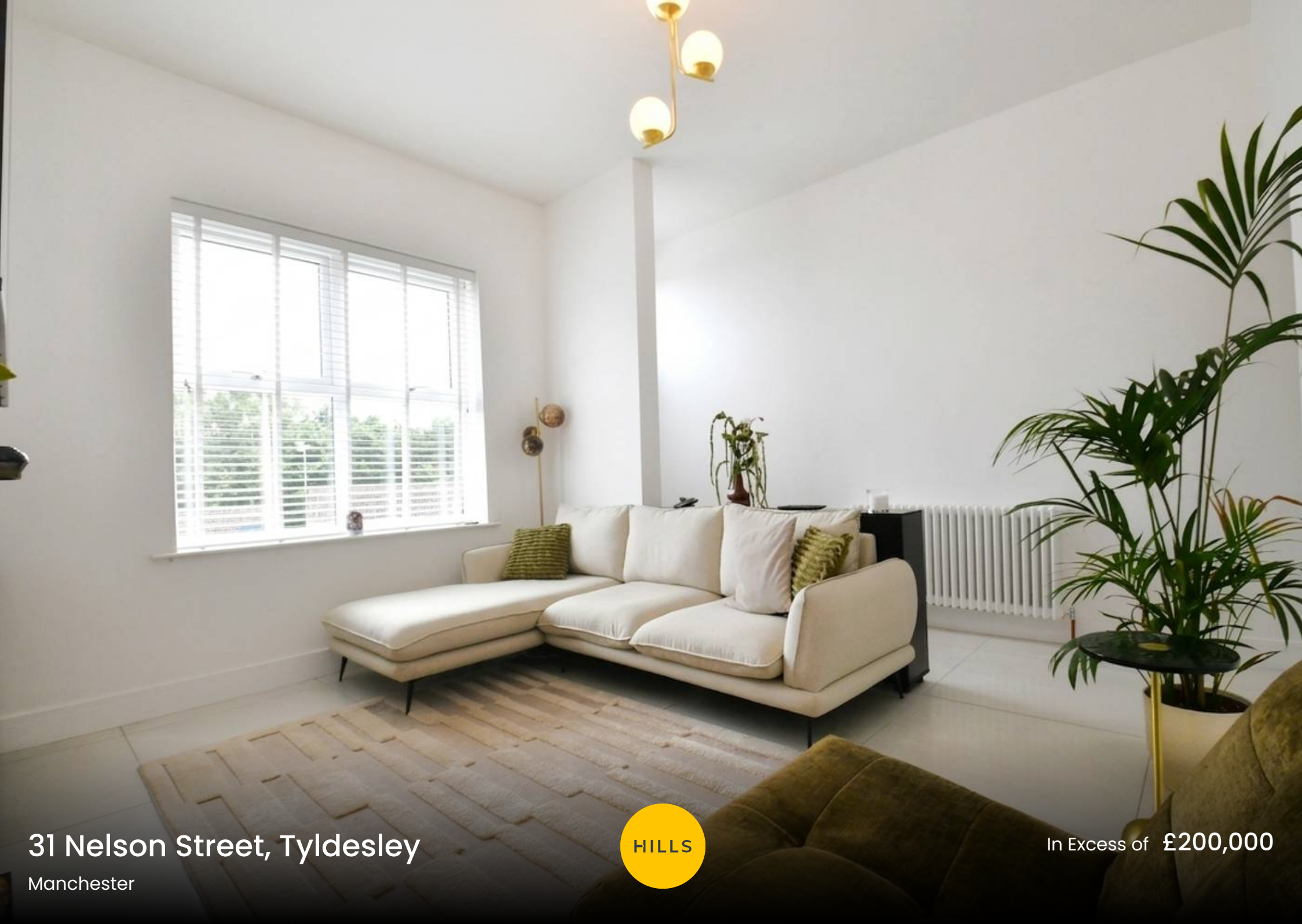




31 Nelson Street, Tyldesley

Manchester

HILLS

In Excess of £200,000

# 31 Nelson Street

Tyldesley, Manchester

DO NOT MISS OUT ON THIS Beautifully Renovated Two Bedroom Townhouse-Style Terraced Property! Just a Short Walk from the Guided Busway and Tyldesley Town Centre!

Council Tax band: A

Tenure: Leasehold

- Beautifully Presented Two Bedroom Property Over Three Floors
- Renovated Throughout to a Fantastic Standard
- Within Walking Distance of the Guided Busway, which Provides Direct Access into Manchester City Centre
- Just a Short Walk from Tyldesley Town Centre, which is Host to a Fine Array of Amenities Including Pubs, Restaurants, Shops and Cafes
- Spacious Lounge with a Feature Fireplace
- Two Well-Proportioned Bedrooms
- Stylish, Thoughtfully Designed Kitchen Diner
- Contemporary Four-Piece Bathroom
- Low-Maintenance Courtyard Gardens to the Front and Rear
- Early Viewing is Essential!



HILLS



**Lounge**

14' 6" x 12' 8" (4.41m x 3.86m)

**Kitchen Diner**

14' 5" x 10' 10" (4.40m x 3.31m)

**Cellar/Second Reception Room**

13' 11" x 12' 1" (4.23m x 3.68m)

**Landing****Bedroom One**

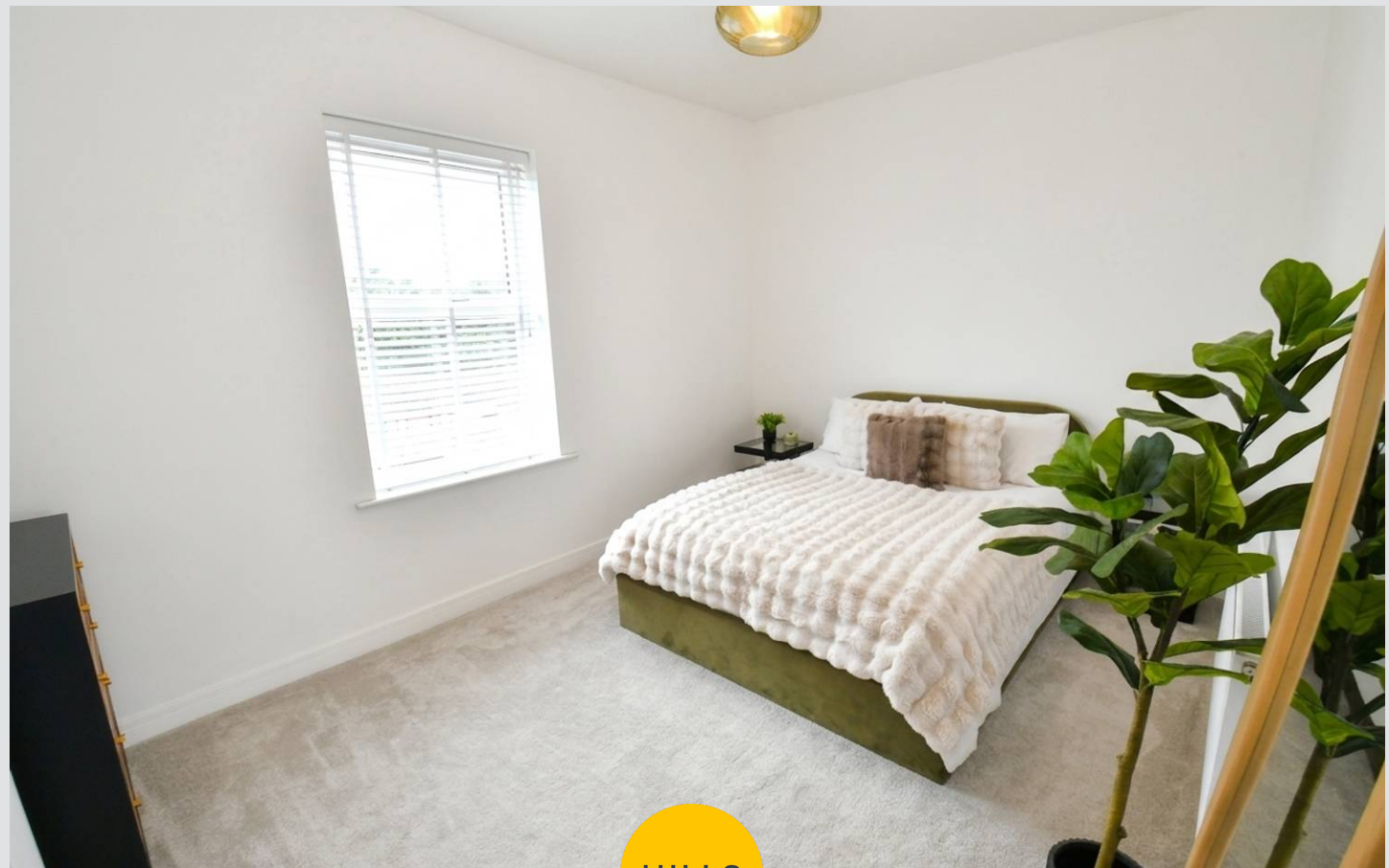
14' 6" x 10' 2" (4.42m x 3.10m)

**Bedroom Two**

11' 0" x 7' 1" (3.35m x 2.16m)

**Bathroom**

10' 10" x 6' 11" (3.30m x 2.12m)



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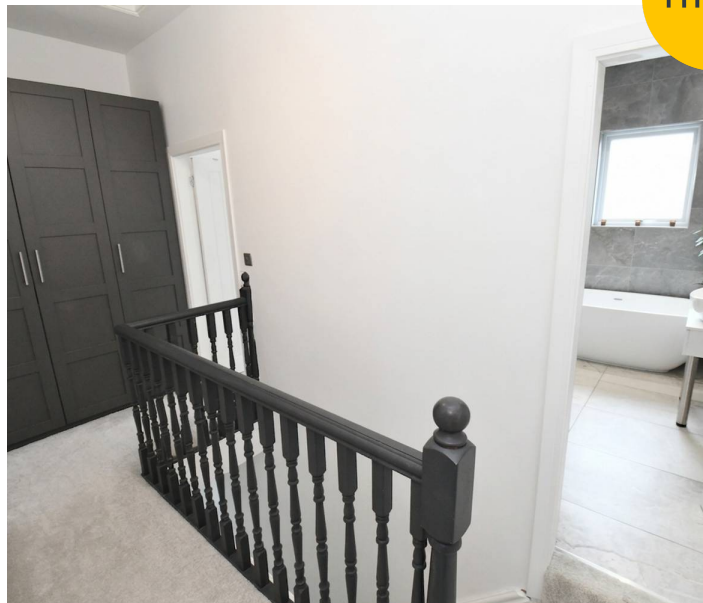
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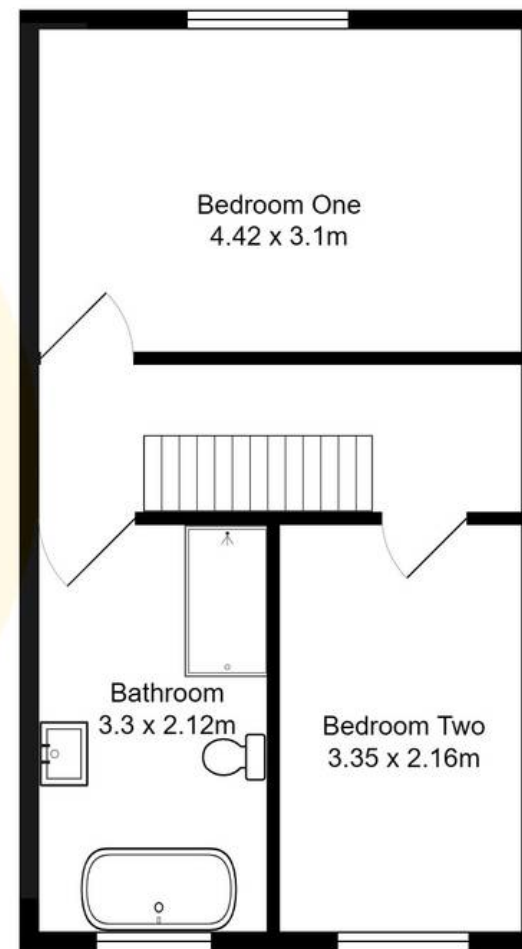
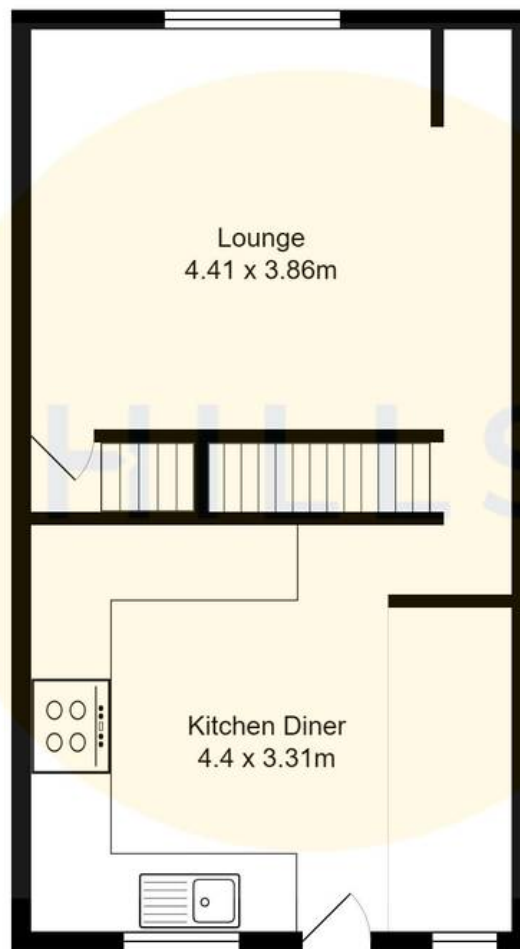
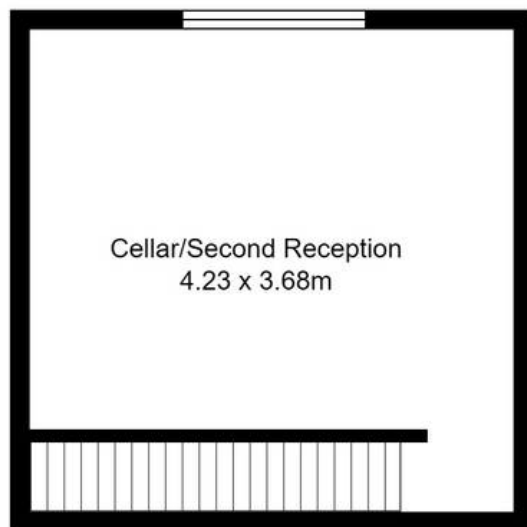
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# Hills

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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.