

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Oak Street, Tyldesley

Situated in a very popular and well established residential location is this well presented three bedroom pavement fronted mid terrace property offering ideal first time accommodation with an enclosed area to the rear

Asking Price £169,950

27 Oak Street

Tyldesley, M29 8AG



- IDEAL HOME FOR A FIRST TIME BUYER
- VIEWING HIGHLY RECOMMENDED
- FULLY REFURBISHED PROPERTY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBILE:

LOUNGE:

13'8 (max) x 13'3 (max) (3.96m'2.44m (max) x 3.96m'0.91m (max))

TV point. Radiator. Wooden flooring

DINING KITCHEN:

13'7 (max) x 9'5 (max) (3.96m'2.13m (max) x 2.74m'1.52m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Oven. Hob. Extractor hood. Plumbing for washing machine. Doors to outside.

FIRST FLOOR:

LANDING:

BEDROOM:

13'6 (max) x 6'6 (max) (3.96m'1.83m (max) x 1.83m'1.83m (max))

Radiator.

BEDROOM:

9'6 (max) x 8'9(max) (2.74m'1.83m (max) x 2.44m'2.74m(max))

Radiator.

BEDROOM:

9'9 (max) x 6'9 (max), (2.74m'2.74m (max) x 1.83m'2.74m (max),)

Radiator.

SHOWER ROOM:

6'3 (max) x 4'6 (max) (1.83m'0.91m (max) x 1.22m'1.83m (max))

Shower cubicle. Built in vanity wash basin with storage. Low level WC. Heated towel rail.

OUTSIDE:

The property is pavement fronted with an enclosed fully fenced area to the rear which is laid with artificial grass and a patio area laid with stone.

TENURE:

Leasehold

VIEWING:

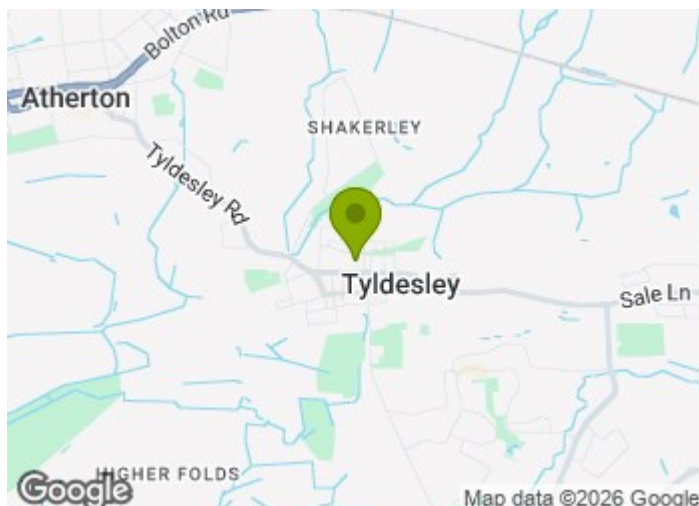
By appointment with the agents as overleaf.

COUNCIL TAX:

Council Tax Band A

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

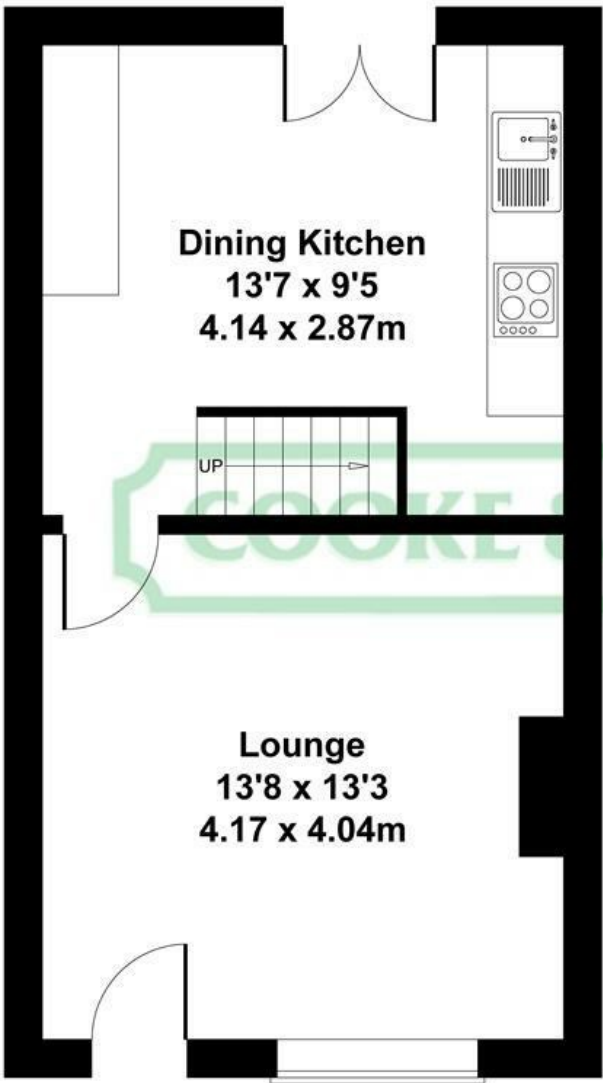
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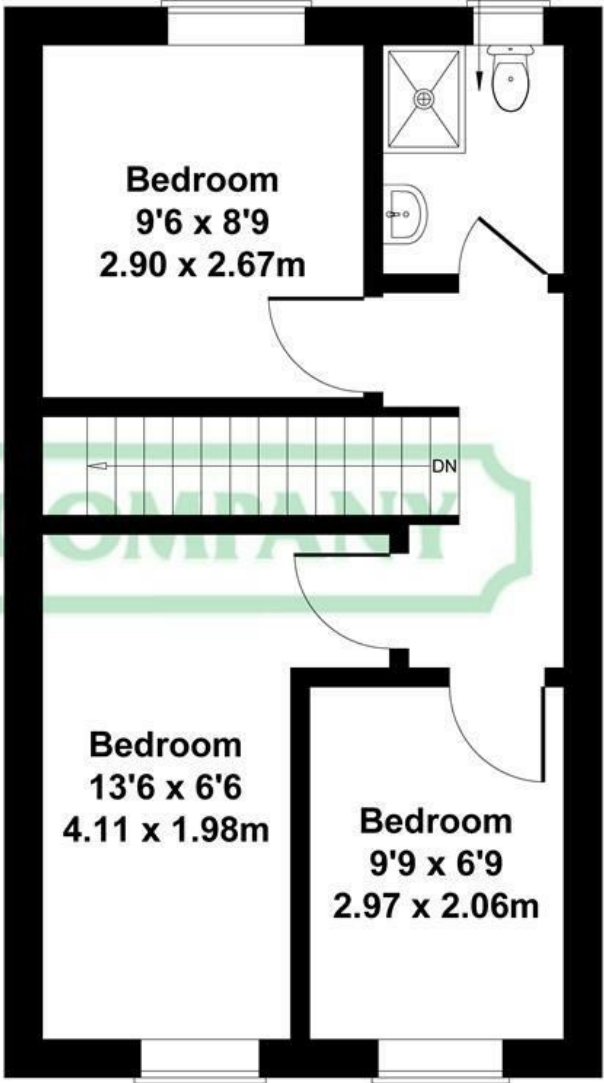
Floor Plan

Approximate Gross Internal Area
713 sq ft - 66 sq m

Shower Room
6'3 x 4'6
1.91 x 1.37m



GROUND FLOOR



FIRST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC