COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS










# Shakerley Road, Tyldesley

Located in an established location
with good access to public transport routes and
local schools is this double-fronted pavement end of terrace property
with three bedrooms and a courtyard style area to the rear
offering excellent potential for renovation and modernisation

**Asking Price £75,000**

# 20 Shakerley Road

Tyldesley, M29 8FQ

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- LOCATED IN A POPULAR LOCATION CLOSE TO LOCAL AMENITIES
- EXCELLENT POTENTIAL FOR A FULL RENOVATION/REFURBISHMENT

In further the accommodation comprises:-

**GROUND FLOOR:**

**LOUNGE**
17'5 (max) x 12'6 (max) (5.18m'1.52m (max) x 3.66m'1.83m (max) )
Radiator. TV point

**DINING ROOM**
11'9 (max) x 11'6 (max) (3.35m'2.74m (max) x 3.35m'1.83m (max) )
Radiator

**KITCHEN**
14'2 (max) x 12'2 (max) w (4.27m'0.61m (max) x 3.66m'0.61m (max) w)
Wall and base units. Plumbing for washing machine. Door to outside.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**
Radiator

**BEDROOM**
11'8 (max) x 8'5 (max) (3.35m'2.44m (max) x 2.44m'1.52m (max) )
Radiator

**BEDROOM**
11'8 (max) x 8'5 (max) (3.35m'2.44m (max) x 2.44m'1.52m (max) )
Radiator

**BATHROOM**
7'2 (max) x 6'5 (max) (2.13m'0.61m (max) x 1.83m'1.52m (max))
Panelled Bath. Pedestal wash basin. Low level WC. Part tiled walls

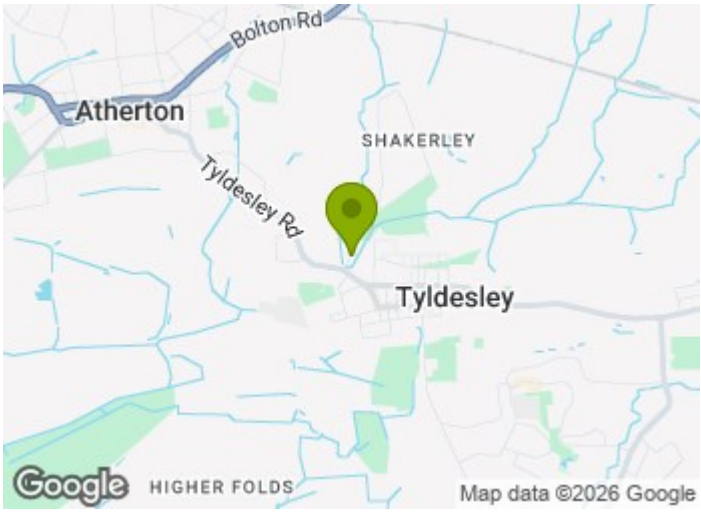
**OUTSIDE:**
The property is pavement fronted with a courtyard style area which is not overlooked from the rear.

**TENURE**
Leasehold

**COUNCIL TAX**
Council Tax Band B

**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 8FQ



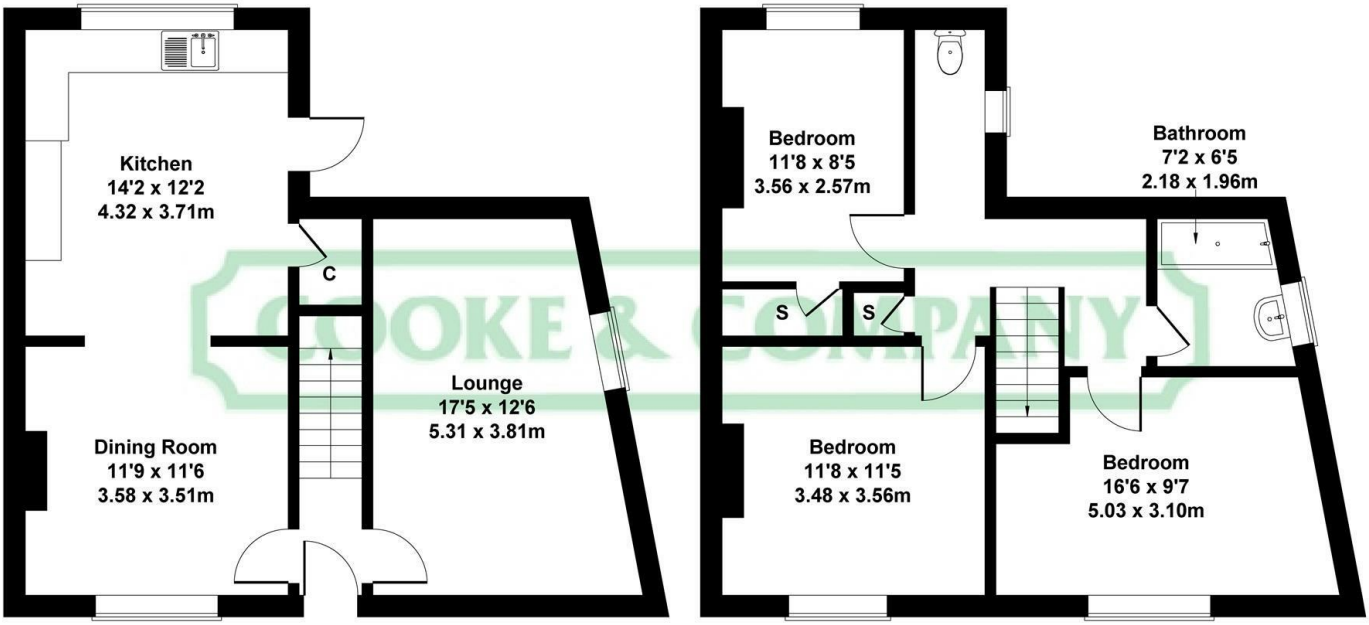






## Floor Plan

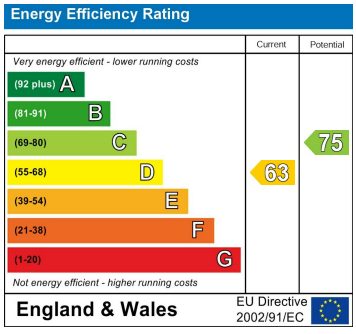
Approximate Gross Internal Area
1151 sq ft - 107 sq m




**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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