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 well-presented pavement fronted mid terrace property
with three bedrooms and a courtyard style area to the rear
offering excellent accommodation for a first-time buyer

**Asking Price £150,000**

# 42 Shakerley Road

Tyldesley, M29 8FQ

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- WELL ESTABLISED LOCATION
- IDEAL HOME FOR A FIRST TME BUYER
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

**GROUND FLOOR:**

**LOUNGE**
12'4 (max) x 12'1 (max) (3.76m (max) x 3.68m (max) )
TV point

**DINING ROOM**
14'0 (max) x 13'4 (max) (4.27m (max) x 4.06m (max) )
Fire and surround.

**KITCHEN**
12'4 (max) x 8'1 (max) (3.76m (max) x 2.46m (max) )
Fully fitted with wall and base units. Plumbing for washing machine. Sink with mixer tap. Oven. Hob. Extractor. Door to outside.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**
14'11 (max) x 11'11 (max) (4.55m (max) x 3.63m (max))

**BEDROOM**
12'0 (max) x 9'10 (max) (3.66m (max) x 3.00m (max) )

**BEDROOM**
8'9 (max) x 6'3 (max) (2.67m (max) x 1.91m (max) )

**BATHROOM**
Panelled Bath. Enclosed shower cubicle. Pedestal wash basin. Low level WC. Part tiled walls

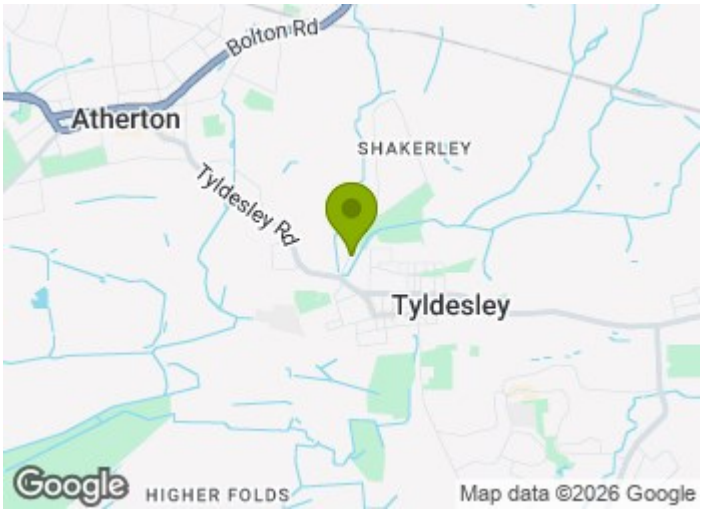
**OUTSIDE:**
The property is pavement fronted with a courtyard style area to the rear.

**TENURE**
Leasehold

**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 8FQ

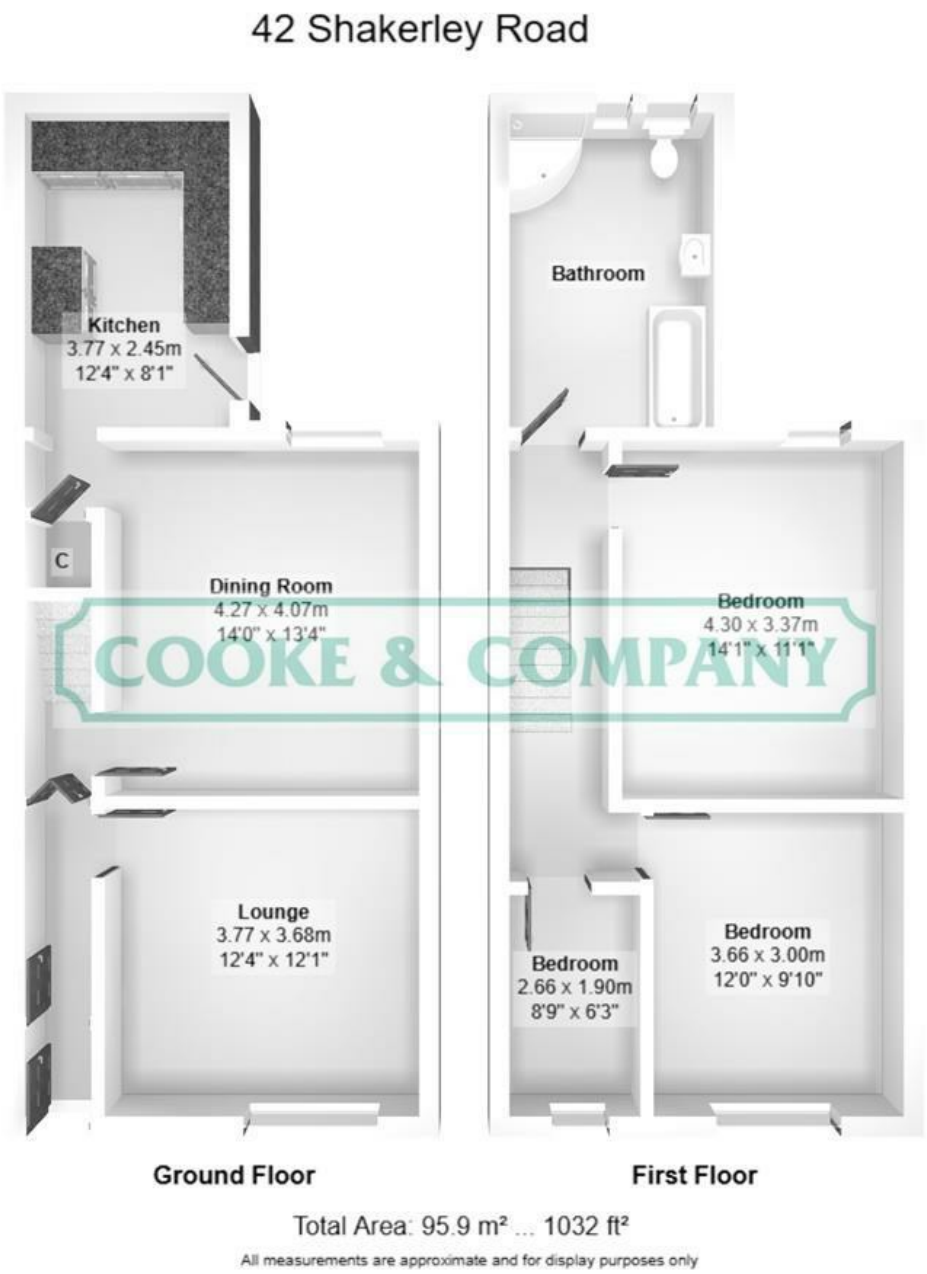




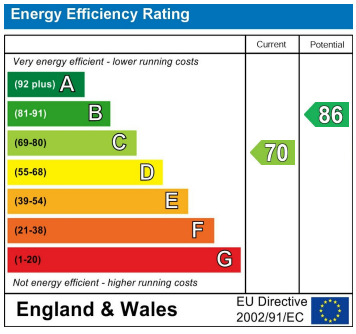




## Floor Plan




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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