

# 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 £230,000**

# 19 North Lane

Tyldesley, M29 7BF



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.



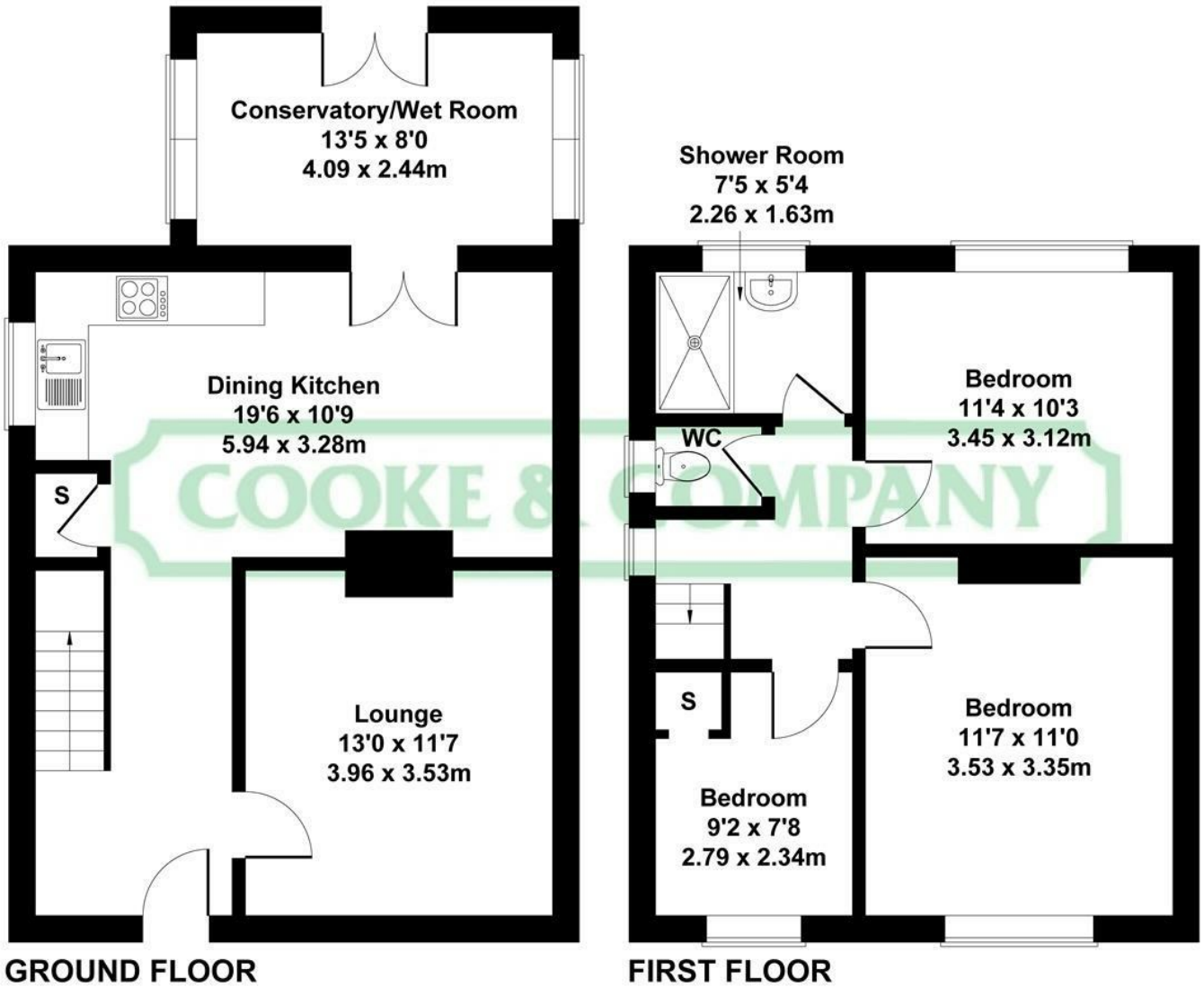
## Directions

M29 7BF



# Floor Plan

Approximate Gross Internal Area  
1067 sq ft - 99 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	