

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



North Lane, Tyldesley

Situated in a very popular and well established location is this well proportioned three bedroom family home offering good sized living accommodation over two floors to include ample off road parking leading to garage along with gardens to the front and rear

Asking Price £190,000

2 North Lane

Tyldesley, M29 7AD



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'5 (max) x 13'5 (max) (4.27m'1.52m (max) x 3.96m'1.52m (max))
Tv point. Radiator.

DINING ROOM

11'9 (max) x 11'3 (max) (3.35m'2.74m (max) x 3.35m'0.91m (max))
Radiator.

KITCHEN

12'0 (max) x 6'1 (max) (3.66m'0.00m (max) x 1.83m'0.30m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps.

FIRST FLOOR:

LANDING

BEDROOM

13'6 (max) x 10'5 (max) (3.96m'1.83m (max) x 3.05m'1.52m (max))
Radiator.

BEDROOM

12'1 (max) x 10'5 (max) (3.66m'0.30m (max) x 3.05m'1.52m (max))
Radiator.

BEDROOM

6'9 (max) x 6'0 (max) (1.83m'2.74m (max) x 1.83m'0.00m (max))
Radiator.

BATHROOM

Shower cubicle (no bath) Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE:

GARAGE

The property is approached over an entrance driveway which provides off road parking leading to the garage.

GARDENS

The gardens are to the front and rear, mainly laid to lawn with paved patio area.

TENURE

Freehold.

VIEWING

By appointment with the agents as overleaf

COUNCIL TAX BAND

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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

Sat Nav Ref: M29 7AD





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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