

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Mort Lane, Manchester

Situated in a much sought after and very popular residential area this very attractive and spacious throughout three bedroom semi detached family home offer attractive living accommodation over two floors including off road parking and gardens to front and rear

Asking Price £269,995

25 Mort Lane

Tyldesley, Manchester, M29 8PE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

7'0 (max) x 10'1 (max) (2.13m'0.00m (max) x 3.05m'0.30m (max))

Built in store cupboard. Inset lighting. Radiator.

LOUNGE

16'3 (max) x 11'1 (max) (4.88m'0.91m (max) x 3.35m'0.30m (max))

Bay window. Radiator.

DINING ROOM

11'2 (max) x 11'1 (max) (3.35m'0.61m (max) x 3.35m'0.30m (max))

Radiator.

KITCHEN

11'8 (max) x 10'1 (max) (3.35m'2.44m (max) x 3.05m'0.30m (max))

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor. Part tiled walls. Ceramic tiled flooring. Door to outside.

CONSERVATORY

12'0 (max) x 9'7 (max) (3.66m'0.00m (max) x 2.74m'2.13m (max))

Patio doors to rear gardens.

BEDROOM

10'8 (max) x 10'6 (max) (3.05m'2.44m (max) x 3.05m'1.83m (max))

Radiator.

BATHROOM

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

9'2 (max) x 10'1 (max) (2.74m'0.61m (max) x 3.05m'0.30m (max))

Radiator.

BEDROOM

11'1 (max) x 14'1 (max) (3.35m'0.30m (max) x 4.27m'0.30m (max))

Radiator.

BATHROOM

Panelled bath. Shower cubicle. Bidet. Pedestal wash hand basin. Low level WC. Fully tiled walls. Heated towel rail.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking to the front/side.

GARDENS

The gardens are to the front and rear. To the rear, the gardens are mainly laid to lawn with paved feature 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.

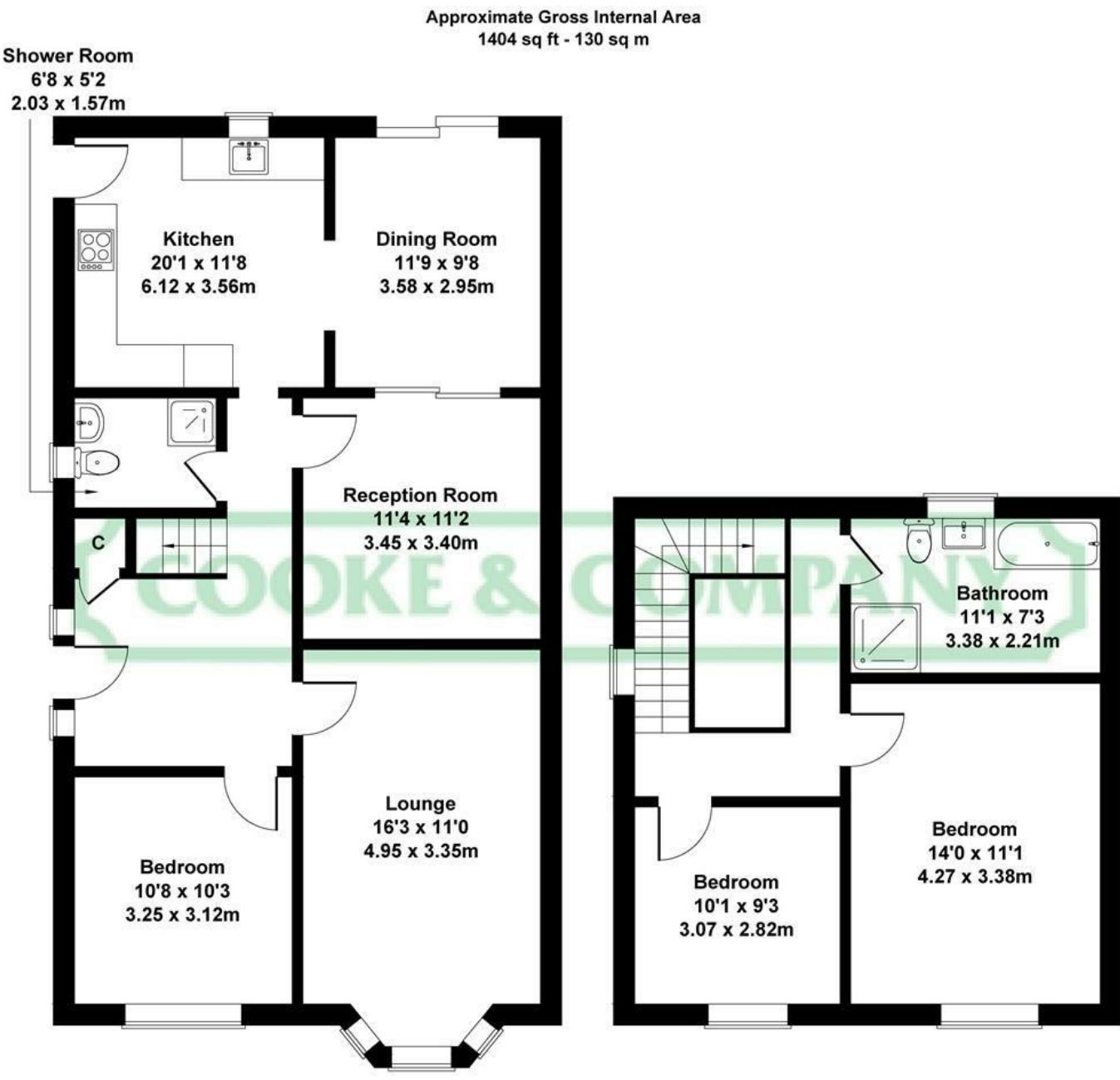


Directions

Sat Nav Ref: M29 8PE



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		54
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	