

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Henry Street, Tyldesley

Situated in a well-established residential location with good access to Tyldesley town centre is this two bedroom pavement fronted mid terrace property offering an ideal first home

Asking Price £129,950

16 Henry Street

Tyldesley, M29 8AQ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

13'3 (max) x 13'0 (max). (3.96m'0.91m (max) x 3.96m'0.00m (max).)

Fire surround. Gas fire. Radiator. TV point.

KITCHEN/DINING AREA

12'9 (max) x 8'9 (max). (3.66m'2.74m (max) x 2.44m'2.74m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Hob. Extractor fan. Built in oven. Radiator. Plumbing for washing machine. Door to rear of property.

FIRST FLOOR:

BEDROOM

13'3 (max) x 13'1 (max). (3.96m'0.91m (max) x 3.96m'0.30m (max).)

Radiator.

BEDROOM

8'8 (max) x 7'8 (max). (2.44m'2.44m (max) x 2.13m'2.44m (max).)

Radiator.

BATHROOM

5'9 (max) x 4'9 (max). (1.52m'2.74m (max) x 1.22m'2.74m (max).)

Panelled bath with overhead shower, Glass shower screen. Wash basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE:

The property is pavement fronted with an enclosed courtyard style area to the rear

TENURE

Leasehold

VIEWING

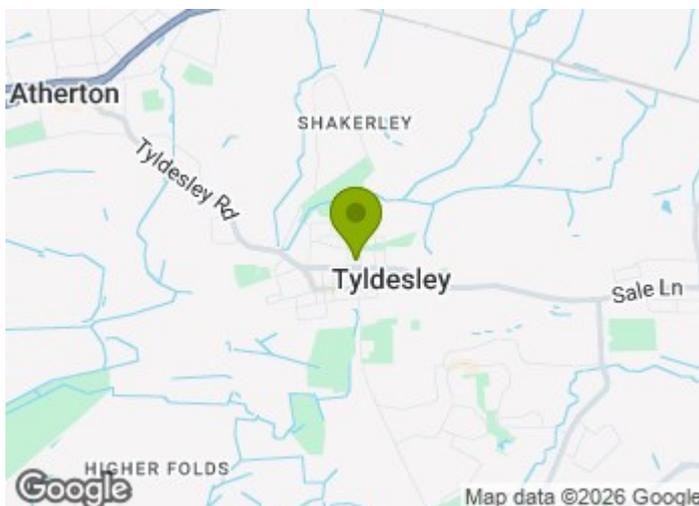
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.



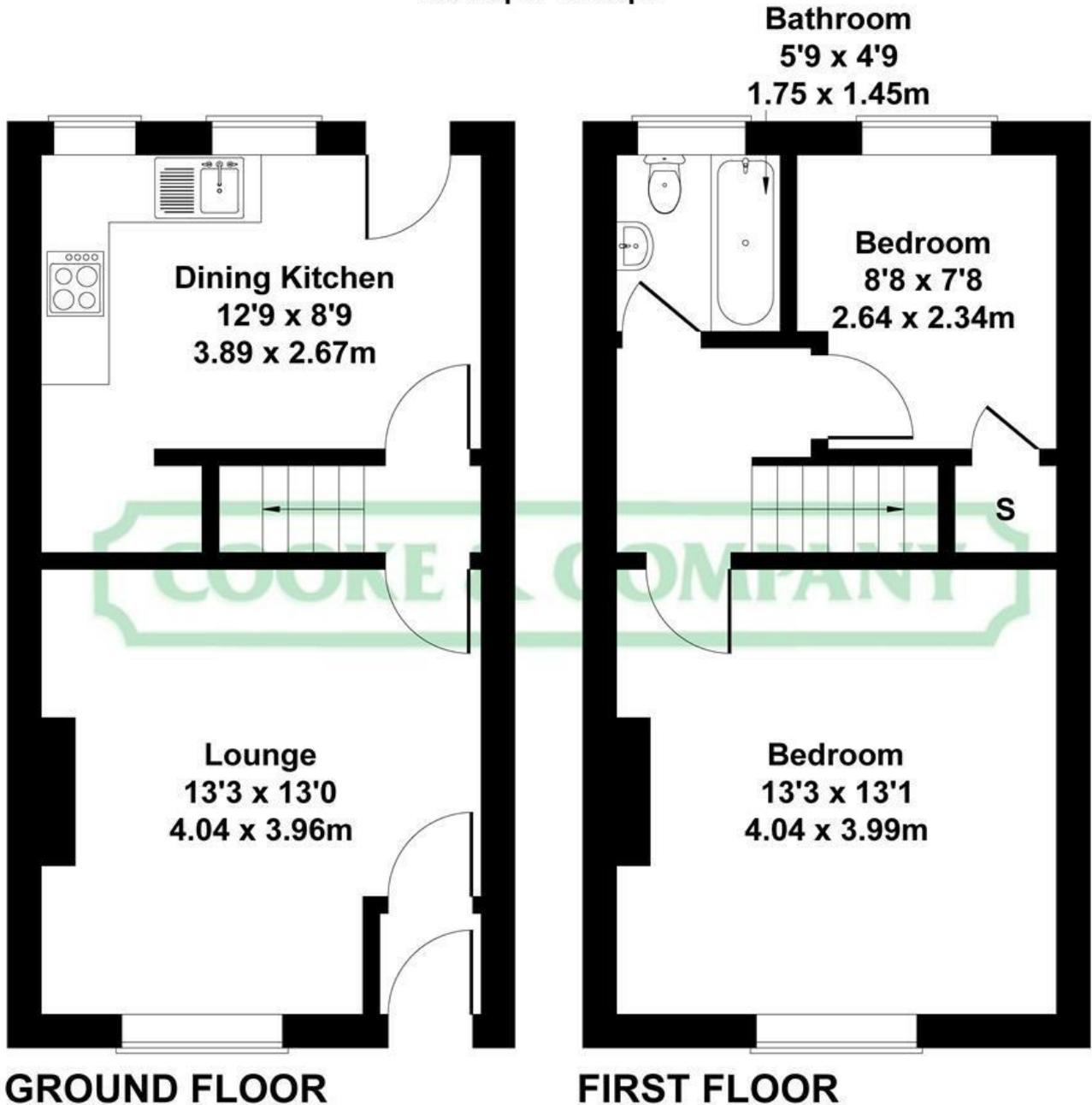
Directions

M29 8AQ



Floor Plan

Approximate Gross Internal Area
665 sq ft - 62 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			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	