

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Elliott Street, Tyldesley

Situated in a very popular location is this two bedroom garden fronted mid terrace property within walking distance of town the town centre offering generous sized living accommodation over two floors to include an enclosed courtyard style area to the rear

**Asking Price £173,950**

# 11 Elliott Street

Tyldesley, M29 8JB



In further detail the property includes:

## GROUND FLOOR

### ENTRANCE

### ENTRANCE HALL/VESTIBULE

### LOUNGE

15'4 (max) x 11'4 (max) (4.57m'1.22m (max) x 3.35m'1.22m (max))

TV point. Feature fireplace. Radiator.

### DINING ROOM

14'7 (max) x 12'4 (max) (4.27m'2.13m (max) x 3.66m'1.22m (max))

French doors to outside. Radiator.

16'9 (max) x 7'9 (max) (4.88m'2.74m (max) x 2.13m'2.74m (max))

Fully fitted base and wall cupboards galley style kitchen. Inset sink with mixer tap. Integrated oven and hob. Door to outside.

## FIRST FLOOR:

### BEDROOM

9'5 (max) x 8'8 (max) (2.74m'1.52m (max) x 2.44m'2.44m (max))

Radiator.

### BEDROOM

14' (max) x 13'4 (max) (4.27m' (max) x 3.96m'1.22m (max))

Radiator.

## BATHROOM

9'3 (max) x 5'1 (max) (2.74m'0.91m (max) x 1.52m'0.30m (max))

Pannelled bath. Pedestal hand basin. Low level WC. Heated towel rail.

## OUTSIDE:

The property is garden fronted with enclosed courtyard style area to the rear.

## TENURE

## COUNCIL TAX

BAND A



## Directions

Sat Nav Ref : M29 8JB





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

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