

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Shakerley Road, Tyldesley

Located in an established location with good access to public transport routes and local schools is this well-presented pavement fronted mid terrace property with three bedrooms and a courtyard style area to the rear offering excellent accommodation for a first-time buyer

Asking Price £150,000

42 Shakerley Road

Tyldesley, M29 8FQ



- WELL ESTABLISHED LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

LOUNGE

12'4 (max) x 12'1 (max) (3.76m (max) x 3.68m (max))

TV point

DINING ROOM

14'0 (max) x 13'4 (max) (4.27m (max) x 4.06m (max))

Fire and surround.

KITCHEN

12'4 (max) x 8'1 (max) (3.76m (max) x 2.46m (max))

Fully fitted with wall and base units.

Plumbing for washing machine. Sink with mixer tap. Oven. Hob. Extractor. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

14'11 (max) x 11'11 (max) (4.55m (max) x 3.63m (max))

BEDROOM

12'0 (max) x 9'10 (max) (3.66m (max) x 3.00m (max))

BEDROOM

8'9 (max) x 6'3 (max) (2.67m (max) x 1.91m (max))

BATHROOM

Panelled Bath. Enclosed shower cubicle. Pedestal wash basin. Low level WC. Part tiled walls

OUTSIDE:

The property is pavement fronted with a courtyard style area to the rear.

TENURE

Leasehold

COUNCIL TAX

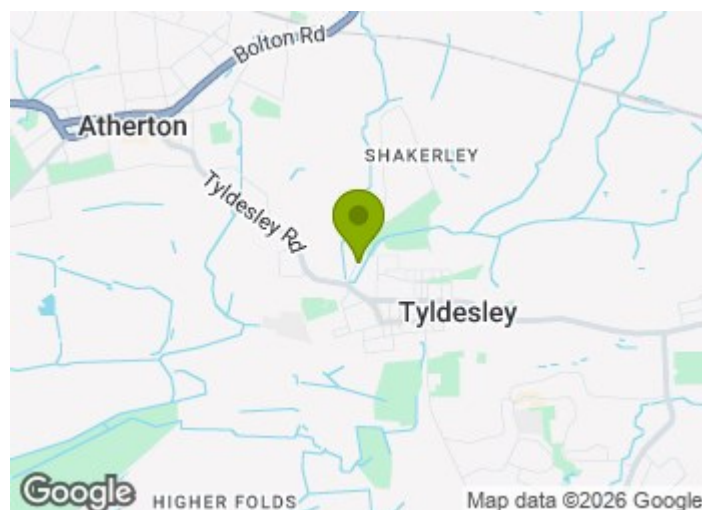
Council Tax Band A

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.



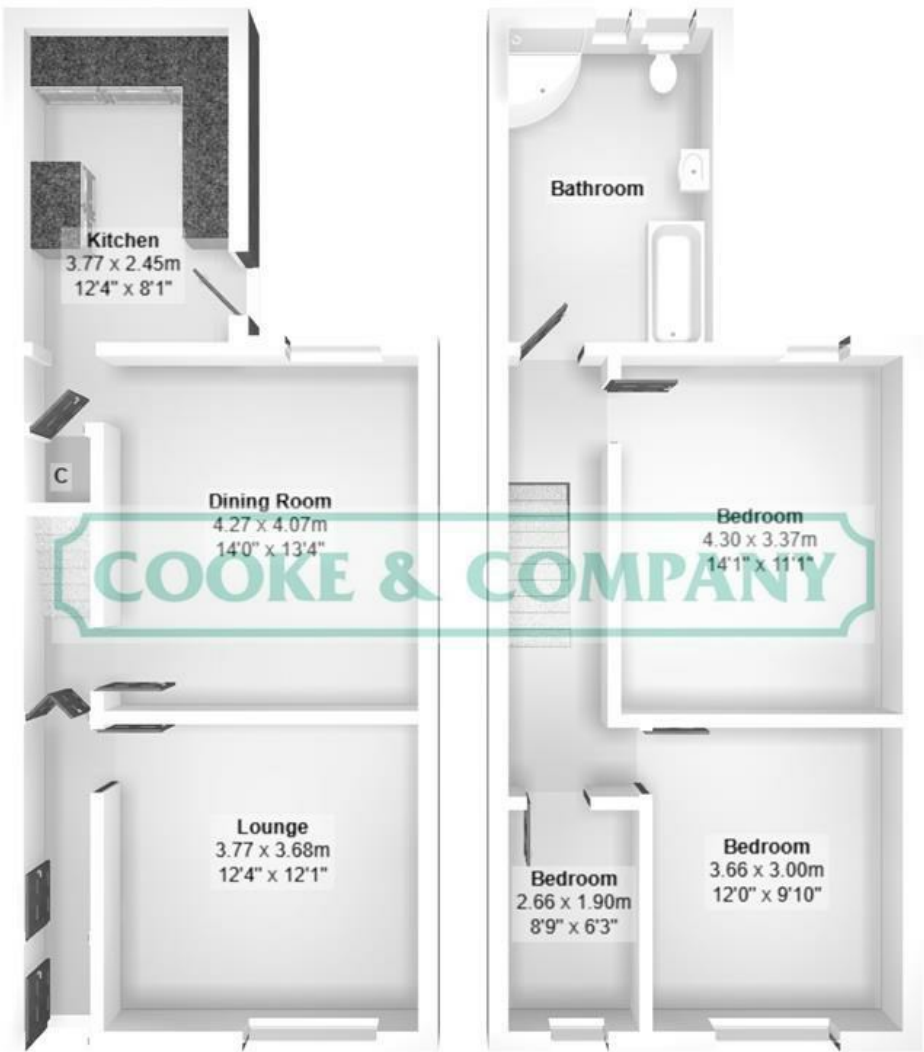
Directions

M29 8FQ



Floor Plan

42 Shakerley Road



Ground Floor First Floor

Total Area: 95.9 m² ... 1032 ft²

All measurements are approximate and for display 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.

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 