



## 23 John Street

Tyldesley, Manchester, M29 8BU

This two bedroom mid terraced house is situated in a popular residential area, within walking distance of Tyldesley town centre, shops, nurseries, schools and children's play area. Ideally located for the guided busway into Manchester City Centre.

The property itself comprises of living room with fireplace, fitted kitchen with integrated oven, hob and extractor, and dining area, fully enclosed rear paved courtyard, good sized main bedroom, second double bedroom and bathroom with cream suite. The property also benefits from neutral decor, gas central heating and double glazing throughout

Conveniently located 5 minute walk from Tyldesley town centre shops and amenities and situated close to children's parks, schools and nurseries. Excellent commuter /transport links and access to the guided bus route into Manchester City Centre

**Offers over £130,000**



- Two Bedroom Mid Terraced House
- Kitchen with a Range of Fitted Wall and Base Units / Dining Area
- Gas Central Heating and Double Glazing
- Situated with Waling Distance of Tyldesley Town Centre, Nurseries, Schools, Shops and Play Areas
- Vacant Possession and no Onward Chain
- Two Good Sized Bedrooms
- Fully Enclosed Rear Garden Area
- Living Room with Fireplace
- Bathroom with Cream Suite
- Ideally Located for Public Transport Routes including The Guided Busway to Manchester City Centre

## Living Room

**13'11" x 13'0" (max) (4.259 x 3.966 (max))**

Laminate flooring, feature fireplace, radiator and ceiling light fitting

## Kitchen/Dining

**13'0" x 9'8" (max) (3.982 x 2.962 (max))**

Fitted with a range of wall and base units, integrated oven, hob and extractor fan. Understairs storage area, dining area, radiator and ceiling light fitting

## Bedroom 1

**13'11" x 13'1" (max) (4.253 x 4.013 (max))**

Situated to the front of the property with carpet flooring, radiator and ceiling light fitting

## Bedroom 2

**12'7" x 7'5" (max) (3.852 x 2.281 (max))**

Situated to the rear of the property with laminate flooring, radiator and ceiling light fitting

## Bathroom

Fitted with a cream suite, consisting of WC, basin with pedestal, bath, radiator and ceiling light fitting

## Rear Courtyard

Fully paved and enclosed with access to rear alleyway

## Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links and access to the guided bus route into Manchester City Centre, this property is ideally placed for schools and nurseries and close to children's play areas and cycle route pathways

## Particulars

Please note...

These particulars have not yet been

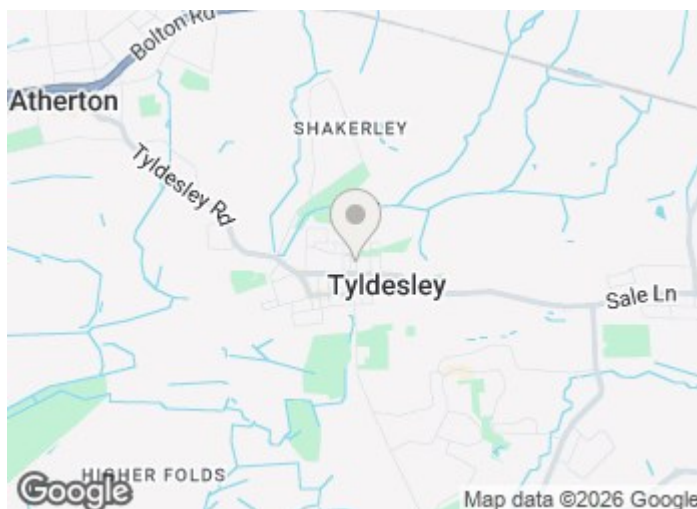
approved by the vendor.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

## Services

SERVICES (NOT TESTED)

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 M29 8BU





## Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.