



## 58 Manchester Road

Astley, Tyldesley, M29 7EJ

We are pleased to offer for sale, this beautiful two bedroom end cottage, which is renovated to a high standard, with neutral decor throughout. The property has a spacious living room, fully fitted modern kitchen with breakfast bar and under-stairs storage area, double bedroom to the front of the property and single bedroom to the rear, with walk-in wardrobe. The bathroom has a modern white three piece suite, with dual shower over the bath. Benefits include burglar alarm, gas central heating, double glazing, no onward chain and vacant possession

This is a beautiful first time buyer property and early viewing is highly recommended

**Asking price £175,000**



- Garden Fronted End Terraced Cottage
- Double Bedroom and Single Bedroom with Walk-in Wardrobe
- Small Garden to the Front - Rear Garden Area, which is not Overlooked
- No Onward Chain and Vacant Possession
- Spacious Living Room
- Modern White Bathroom Suite with Dual Head Shower Over Bath
- Ideally Located for Commuter Networks/Motorways and Public Transport Links
- Fully Fitted Modern Kitchen with Understairs Storage
- Gas Central Heating - Double Glazed Throughout - Burglar Alarm
- Much Sought After Area - Great First Time Buyer Property

## Living Room

14'6" x 11'6" (max) (4.431 x 3.530 (max))

Fitted with carpet flooring, inset ceiling lights and radiator

## Kitchen

14'5" x 6'8" (max) (4.409 x 2.052 (max))

## Bedroom 1

14'3" x 8'2" (max) (4.344 x 2.509 (max))

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

## Bedroom 2

9'0" x 6'3" (max) (2.767 x 1.912 (max))

Situated to the rear of the property with carpet, ceiling light fitting, radiator and walk-in wardrobe with sliding doors and internal light

## Bathroom

Fitted with a modern three piece white suite, with dual head shower over the bath

and glass screen. Decorative wall panelling, All measurements have been taken with a sonic measure and are therefore subject to a margin of error

## Gardens

Small enclosed garden area to the front of the property and spacious garden area to the rear, which is not overlooked. Security gate, with digital lock to the side of the house

## Location

Ideal location for 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.

## Services

SERVICES (NOT TESTED)

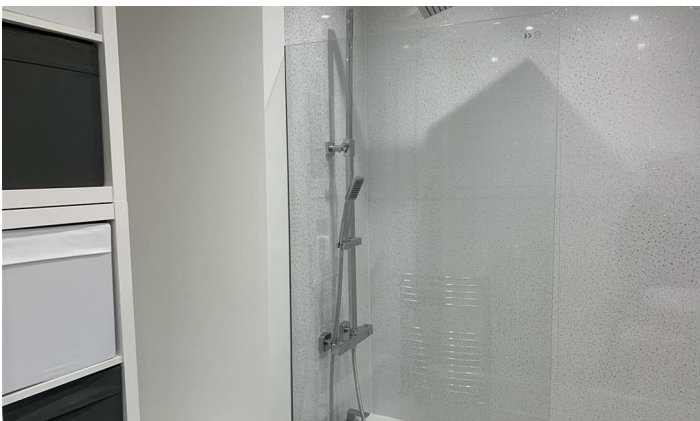
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



## Directions

SAT NAV Postcode - M29 7EJ







## Floor Plan



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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.