



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Chester Road, Tyldesley, Manchester, M29 8PT

## Auction Guide £170,000



\*\*\* AUCTION STARTING BID £170,000\*\*\*

This well-presented three-bedroom semi-detached home in Tyldesley is ideal for first-time buyers, families, or downsizers alike. Offering spacious accommodation, far-reaching views, a generous rear garden, and a large driveway, it combines comfortable living with excellent convenience.

The property features a bright living room, a fitted kitchen/dining area, a downstairs W.C., three well-proportioned bedrooms, and a modern family bathroom.

Ideally located close to the Guided Busway, providing direct access to Manchester City Centre, the property is also within easy reach of Parr Fold Retail Park, local schools, shops, and green spaces, making it a fantastic place to call home.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

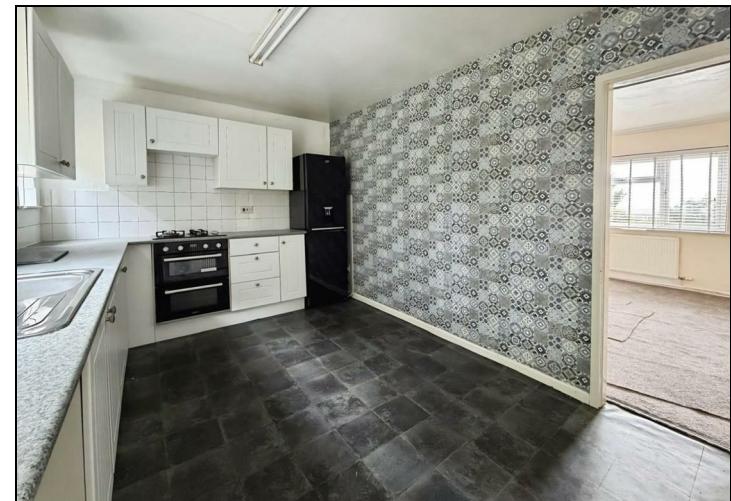
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com





## KEY FEATURES

- THREE BEDROOMS
- RURAL VIEWS
- NO CHAIN
- GARDENS TO FRONT AND REAR
- OFF ROAD PARKING

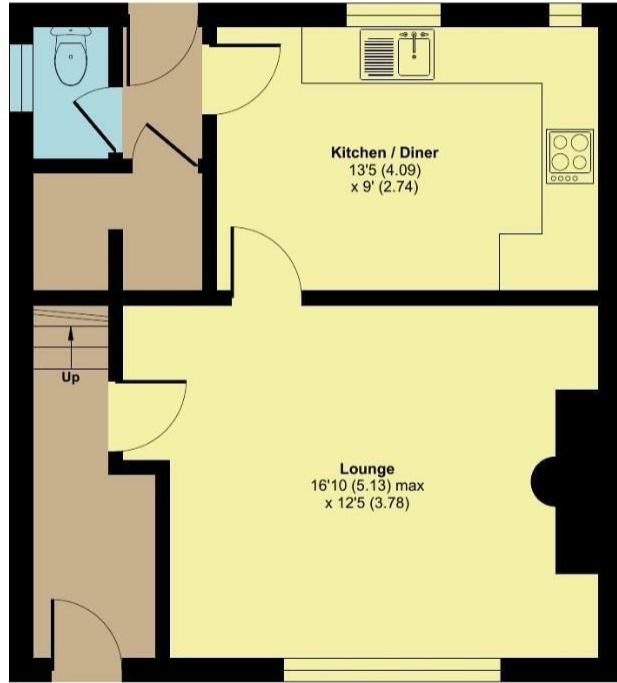




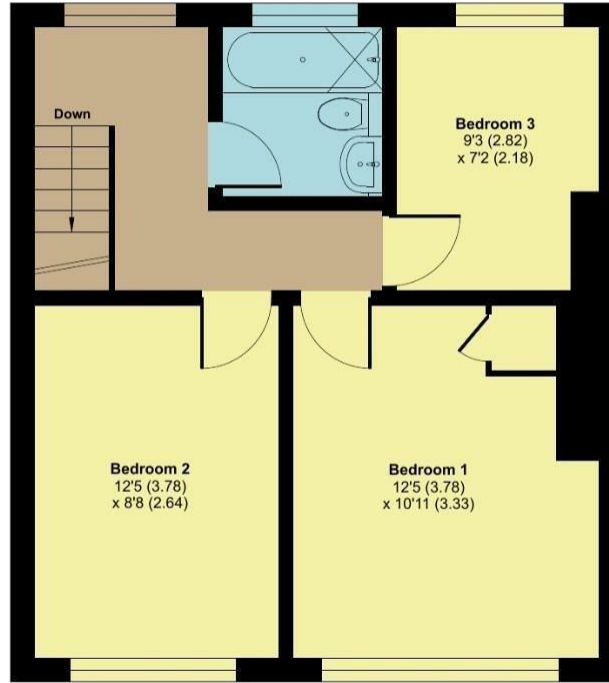
# Chester Road, Tyldesley, Manchester, M29

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



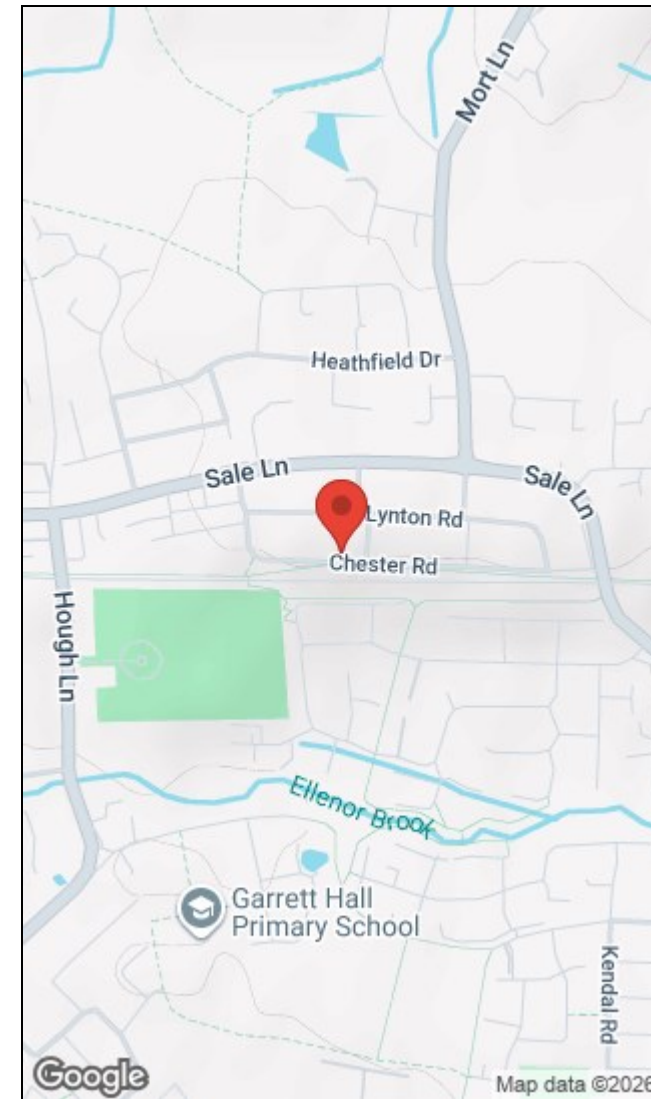
**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 41.5 SQ M**  
**( 447 SQ FT)**



**FIRST FLOOR**  
**APPROX FLOOR**  
**AREA 41.5 SQ M**  
**( 447 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1080983



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

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