



## **5 Morris Street Tyldesley**



**PRICE: £ 94,950**

- ◆ **3 Bedroom Terraced House**
- ◆ **Gas Central Heating**
- ◆ **Part Loft Conversion**
- ◆ **Good Decorative Order**
- ◆ **Double Glazed**
- ◆ **Modern Fitted Kitchen**
- ◆ **Local Amenities**
- ◆ **No Chain**

A fabulous opportunity for any young couple or starter family! This spacious terrace is a true tardis of a property that even Doctor Who himself would get lost inside! The impeccable and modern Living area makes way to a colourful and eye catching kitchen/dining room with access to the private rear courtyard whereas upstairs surprises you with three bedrooms, two of which are doubles, a fully tiled bathroom complete with 3 piece suite AND a converted loft space which would be ideal for another bedroom, office or den! Situated in a quiet cul de sac within minutes walk of Tyldesley town centre how can you resist calling to arrange a viewing?!

## **ACCOMMODATION DETAILS:**

### **LOUNGE:12'11 x 3'11 (3.94m x 4.23m)**

Laminate flooring. UPVC window to front elevation. TV point. Radiator. Modern, electric fireplace with attractive feature surround.



### **KITCHEN/DINER:13'11 x 12' (4.23m x 3.67m)**

Slate effect flooring. UPVC window to rear elevation with UPVC door leading to rear. Modern fitted units. Splash back. Space for cooker, washer and fridge/freezer. Breakfast bar. Ceiling fan. Radiator. Open aspect to staircase.

### **BEDROOM 1:12'9 x 7'10 (3.88m x 2.39m)**

Double bedroom. Laminate flooring. UPVC window to front elevation. Fitted wardrobes. Radiator.



### **BEDROOM 2:8'11 x 8'4 (2.72m x 2.55m)**

Double bedroom. Laminate flooring. Radiator. UPVC window to rear elevation.



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**BEDROOM 3:10'8 x 5'10 (3.24m x 1.78m)**

Single bedroom. Laminate flooring. UPVC window to front elevation. Radiator.



**LOFT:**

Boarded. Pull down extending ladders. Electrics. Velux window.



**BATHROOM:**

Vinyl flooring. Fully tiled walls. Ceiling spot lights. 3 piece suite. Shower over bath. UPVC window to rear elevation.

**EXTERIOR:**

Flagged area to rear with space for seating area. Shed.



**OTHER INFORMATION:**

Leasehold  
Council Tax Band A

**MORTGAGE ADVICE**

**Our qualified, independent, mortgage adviser Andrew Rourke/Christine Roberts, will be pleased to advise on the most suitable mortgage for the purchase of this or any other property you may eventually buy. This service includes arranging the mortgage with access to all lenders, assisting in the completion of application forms and advising on all aspects of house purchase. For a free consultation appointment, (even outside of normal office hours), telephone 01617930004/01942 366080. Your home may be repossessed if you do not keep up repayments on your mortgage. Click on [www.suburbanfs.co.uk](http://www.suburbanfs.co.uk) for more details.**

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