



MISTORIA  
ESTATE AGENTS



## 315 Tyldesley Road Atherton

**£119,950**  
Freehold

MUST SEE PROPERTY  
DON'T MISS THIS GREAT INVESTMENT PROPERTY OR FTB PROPERTY

Nestled on Tyldesley Road in the charming town of Atherton, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers. Spanning an impressive 829 square feet, the property offers a comfortable and inviting living space, perfect for those looking to establish their own home.

The house features two well-proportioned bedrooms, providing ample room for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents. The layout of the property is designed to maximise space and functionality, making it an ideal choice for small families or couples.



- 2 Bed Terraced property • No Chain • FTB Buyer property • Great Investment



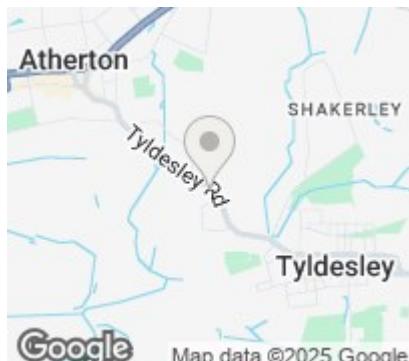




FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 411 sq.ft. FLOOR 2 351 sq.ft.  
TOTAL : 761 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	74
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

