



**32 St. Ambrose Road**

Astley, Manchester, M29 7DE

**Offers over £250,000**

\*\*\* FULLY RENOVATED \*\*\* NOT TO BE MISSED!\*\*\*

Looking for the perfect bungalow in Astley? SMOOTHMOVE PROPERTY, Tyldesley are proud to present FOR SALE this STUNNING, two bedroom semi-detached property that simply ticks all the boxes!

The modern interior briefly comprises: Welcoming entrance hall, TWO DOUBLE BEDROOMS with new fitted carpets and neutral decor, a BEAUTIFUL WET ROOM en-suite to the master, and a further contemporary family bathroom. An impressive OPEN PLAN KITCHEN/DINER/FAMILY ROOM can be found to the rear with BI-FOLDING doors opening onto the garden. The new HIGH GLOSS kitchen includes a full range of integrated appliances.

Externally the property boasts a low maintenance, fully paved rear garden which enjoys pleasant open views across farmland beyond. The front aspect offers a double driveway for off road parking and a low maintenance garden.

Located in a quiet CUL-DE-SAC position in a highly sought after area of Astley, the property is ideally placed for local amenities and transport links.

Early viewing highly recommended!

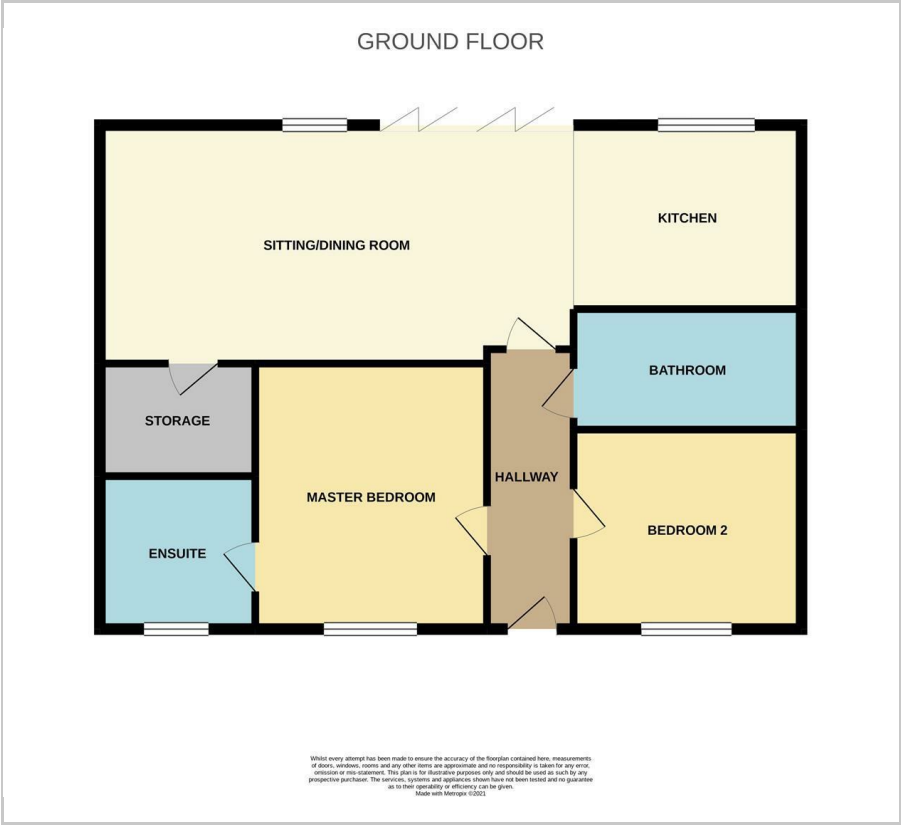
- FULLY RENOVATED
- OPEN PLAN KITCHEN/ FAMILY ROOM WITH BI-FOLDING DOORS
- TWO DOUBLE BEDROOMS
- EN-SUITE WET ROOM
- MODERN FAMILY BATHROOM
- NEW HIGH GLOSS KITCHEN WITH APPLIANCES
- OPEN VIEWS TO REAR
- NEW ELECTRICAL REWIRE AND CENTRAL HEATING SYSTEM
- NO ONWARD CHAIN
- CUL DE SAC POSITION

## Viewing

Please contact our Smoothmove Property Office on 01942 914124 if you wish to arrange a viewing appointment for this property or require further information.



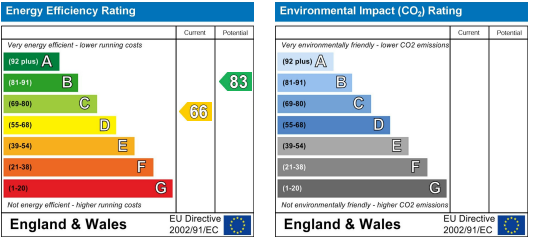
Floor Plan



Area Map



Energy Efficiency Graph



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