



smoothmove
property



1 Astley Brook Close Tyldesley, Manchester, M29 7SS

SMOOTHMOVE PROPERTY are delighted to present FOR SALE this beautifully presented FOUR BEDROOM, detached property. Situated in the sought after area of Astley, this property simply must be viewed to fully appreciate all it has to offer.

The property briefly comprises: Entrance vestibule, spacious lounge, stunning OPEN PLAN kitchen/ family room with centre island and room for family dining, and downstairs cloaks/WC completing the ground floor. To the upstairs are four good size bedrooms with a modern EN-SUITE shower room to the master and a further family bathroom.

Externally, the property boasts a fantastic laid to lawn REAR GARDEN with patio areas perfect for entertaining. To the front aspect, is a double driveway leading to an integral garage. The property is warmed by gas central heating and has double glazing throughout.

The property is ideally placed for highly regarded SCHOOLS, local amenities and transport links including the V1 guided busway.

Early viewing recommended to appreciate this ideal family home.

£329,950

1 Astley Brook Close

Tyldesley, Manchester, M29 7SS



- FOUR BEDROOMS
- EN-SUITE TO MASTER
- CATCHMENT AREA WELL REGARDED SCHOOLS
- INTEGRAL GARAGE & DRIVEWAY
- OPEN PLAN KITCHEN/ FAMILY ROOM
- BEAUTIFUL KITCHEN
- CLOSE TO LOCAL AMENITIES
- DOWNSTAIRS CLOAKS/WC
- LARGE REAR GARDEN
- MODERN FIXTURES & FITTINGS

Entrance vestibule

2'11" x 3'3" (0.9 x 1.0)

Composite entrance door opening into the vestibule. Wood laminate flooring. Neutral decor. Central heating radiator. Alarm control panel. Door through to lounge.

Lounge

12'9" x 12'1" (3.9 x 3.7)

Beautifully presented, light and airy lounge to the front aspect. Wood laminate flooring and modern decor. Central heating radiator. Door through to the kitchen/ family room.

Downstairs cloaks WC

3'3" x 3'11" (1.0 x 1.2)

Two piece white suite comprising; low level W.C and wall hung wash basin. Central heating radiator and double glazed window to the side. Wood laminate flooring.

Kitchen/Diner/Family room

20'8" x 14'9" (6.3 x 4.5)

Stunning, modern fitted kitchen with a range of wall and base units. Integrated appliances include fridge freezer, dishwasher, washing machine, electric oven, microwave/grill and a five ring gas burner hob with overhead extractor. 1.5 bowl composite sink and drainer with chrome mixer tap. Feature centre central island with breakfast bar seating. French doors onto the rear garden. Open through to dining area with a further set of double French doors to the garden. Wood laminate flooring. Ceiling spotlights. Staircase to the upper floor. Under stairs storage cupboard. Central heating radiator. Perfect fit blinds.

Stairs and landing

12'1" x 3'7" (3.7 x 1.1)

Stairs leading a spacious landing area with access to boarded loft and airing cupboard. Access to all upper floor accommodation. Double glazed window to the side aspect. Neutral fitted carpet.

Master Bedroom

9'10" x 11'9" (3.0 x 3.6)

Beautifully presented master bedroom to front aspect. Space for free standing or fitted furniture. Fitted carpet, central heating radiator and double glazed window. Door through to en-suite bathroom.

En-suite

2'11" x 8'2" (0.9 x 2.5)

Three piece white suite comprising of low level WC, wall hung wash basin and double shower cubicle with chrome mixer shower. Chrome heated towel warmer. Tiled flooring. Part tiled walls. Double glazed window to the side. Ceiling spotlights.

Bedroom two

11'5" x 7'10" (3.5 x 2.4)

Good size double bedroom to the rear aspect with space for freestanding or fitted furniture. Fitted carpet. Central heating radiator. Double glazed window to the rear.

Bedroom three

9'6" x 8'2" (2.9 x 2.5)

Another great sized double bedroom with space for freestanding or fitted wardrobes. Fitted carpet. Double glazed window to the rear. Central heating radiator.

Bedroom four

6'2" x 8'6" (1.9 x 2.6)

Single bedroom to the front aspect currently being used as a dressing room. Fitted carpet. Double glazed window. Central heating radiator.

Family Bathroom

4'3" x 5'2" (1.3 x 1.6)

Modern three piece white suite comprising of low level WC, wall hung wash basin and panelled bath with chrome mixer shower over. Glass shower screen. Tiled flooring. Part tiled walls. Chrome heated towel warmer. Double glazed window to the rear. Ceiling spotlights.

Rear garden

Well maintained garden to the rear which receives the sun throughout the day. Mainly laid to lawn, with well stocked planted borders. Paved patio areas perfect for entertaining. Gated access to the front of the property.

Front aspect

Double driveway for off road parking leading to the integral garage. Attractive laid to lawn front garden.

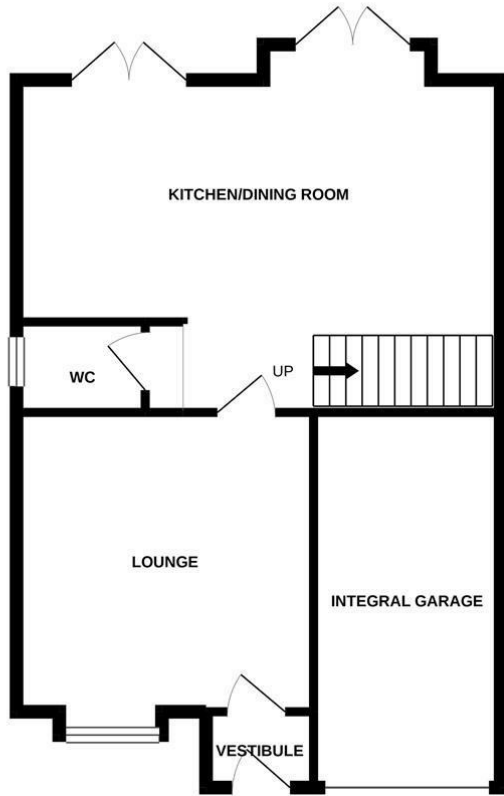
Integral garage

Integral garage with up and over door. Power and lighting.

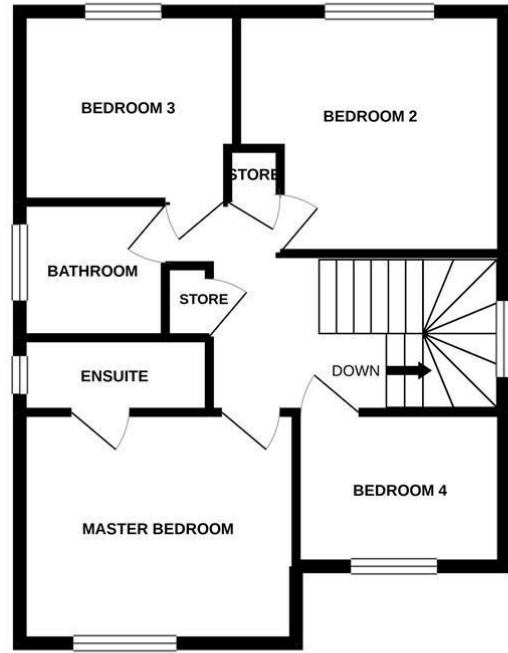


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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.

