



Haweswater Avenue, Astley M29 7BL

£279,950

This SPACIOUS family home boasts a DOUBLE STOREY EXTENSION to create a VERY LARGE MASTER BEDROOM with DRESSING ROOM and GORGEOUS VAULTED CEILING giving a real sense of height, light and space. The THREE SPACIOUS DOUBLE BEDROOMS make this a brilliant property for those looking for good bedroom sizes. To the ground floor, the property follows a double fronted layout, with a spacious lounge spanning the length of the property to one side. This benefits from patio doors to the side and rear and windows to the front flooding it with light. To the other side of the hallway there is a reception room which leads to a freshly plastered, newly fitted, kitchen. The second reception room works really well as a family room, with space for seating and a dining table. The property occupies a corner plot with driveway for several cars and planning permission for a garage to the side. Ideally located in the heart of Astley, the property is in close proximity to excellent primary and secondary schools including Tyldesley Primary, Garrett Hall and St Ambrose Barlow, Fred Longworth and St Marys High Schools. It is also conveniently placed for walks and local amenities along with the guided busway into Manchester.

- THREE BEDROOMS
- GOOD SCHOOLS NEARBY
- TWO RECEPTION ROOMS
- EXCELLENT LOCATION
- DRESSING ROOM TO MASTER
- COMMUTER LINKS NEARBY

Hallway

6' 1" x 4' 3" (1.844m x 1.300m) Ceiling light point, UPVC double glazed door to front, laminate flooring.

Lounge

25' 8" x 10' 9" (7.815m x 3.287m) 2 x Ceiling light points, 2 x wall mounted radiators, 2 x UPVC double glazed patio doors to side and rear, UPVC double glazed bow window to front, laminate flooring.



Kitchen

9' 4" x 14' 9" (2.834m x 4.504m) 2 x Ceiling light points, UPVC double glazed door to rear, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, roll top work surfaces, 1 1/2 sink unit with drainer and mixer tap.



Dining Room

16' 10" x 11' 3" (5.140m x 3.422m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring, under stairs storage.



Stairs/landing

2 x Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted, loft hatch.

Bedroom One

18' 0" x 10' 10" (5.476m x 3.311m) Ceiling light point and spotlights, vaulted ceiling, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, walk in wardrobe.



Dressing Room

7' 5" x 10' 7" (2.254m x 3.220m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, carpeted.

Bedroom Two

14' 8" x 8' 4" (4.475m x 2.528m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

10' 10" x 8' 7" (3.314m x 2.620m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

6' 3" x 5' 11" (1.912m x 1.800m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, half ped basin, WC, bath with shower over.

Outside

Front

Driveway, lawn.

Rear

Patio Area, lawn, mature bedding surrounds.

Tenure

Leasehold

Council Tax Band

B



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Energy performance certificate (EPC)

12 Haweswater Avenue Asbley Tyldesley MANCHESTER M29 7BL	Energy rating C	Valid until: 23 February 2033 Certificate number: 2447-3024-3202-4657-3204
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Property type: Semi-detached house

Total floor area: 114 square metres

Rules on letting this property

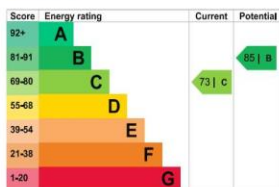
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

See [how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

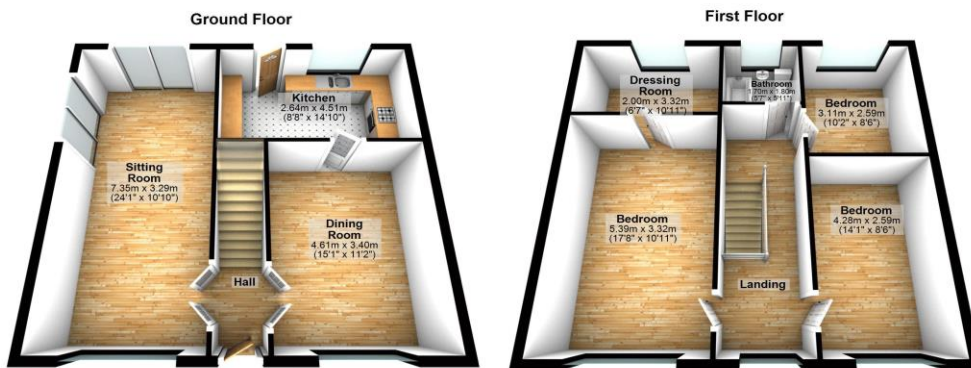
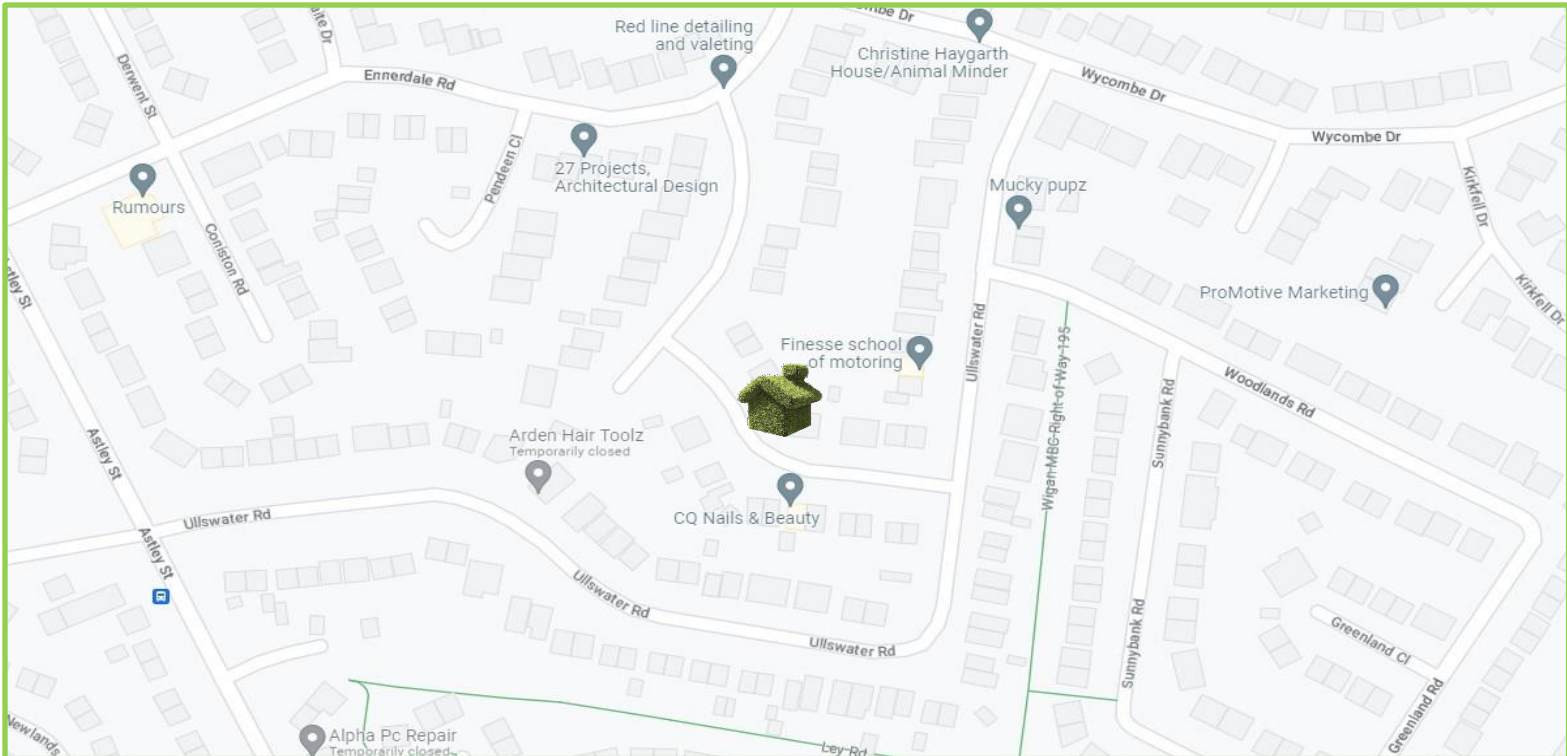
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





Total area: approx. 117.3 sq. metres (1262.7 sq. feet)

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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