



Lower Green Lane, Astley M29 7JE

This GORGEOUS property, ideally situated in the rural location of Higher Green, Astley balances unique character with modern comforts and is presented to a high level throughout. The living areas are light, bright and spacious. The newly fitted shaker style kitchen boasts French doors out to a paved area, ideal for enjoying a morning coffee and watching the world go by. There is also a well finished downstairs wc. To the first floor the master bedroom benefits from beautiful views. There are two further bedrooms and a well -finished family bathroom. Brilliant for buyers who love the outdoors, there is a wide choice of walks and bike rides and easy access to the Bridgewater Canal. There is a sense of village living and community with sites close by such as the Lancashire mining museum and café, the village green, woodland walks and children's playground at Ellesmere street. The property is within easy reach of good schools, shops and transport links to Manchester and Warrington. There is a spacious storage area under the property and an allocated parking space with potential second parking space.

Offers Over £265,000

- *Semi Rural / Village Location*
- *Excellent Finish Throughout*
- *Allocated Parking*
- *Newly Fitted Kitchen and Bathroom*
- *Downstairs wc*
- *Close to Canal*

Hallway

10' 3" x 4' 10" (3.120m x 1.480m) UPVC double glazed door to front, spotlights and ceiling light point, wall mounted radiator, 2 x UPVC double glazed windows to front and side, carpeted flooring.

Lounge

13' 0" x 14' 11" (3.952m x 4.552m) Oak door, 2 x ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.

Kitchen

17' 6" x 11' 1" (5.327m x 3.366m) UPVC double glazed french doors to front, spotlights, wall mounted radiator, 2 x UPVC double glazed windows to side, laminate flooring, soft close wall base and drawer units, ceramic hob and electric oven, integrated washing machine and fridge freezer, roll top work surfaces, 1 1/2 sink unit with drainer and mixer tap, dishwasher.

WC

Spotlight, heated towel rail, extractor fan, laminate flooring, basin with vanity unit, WC.

Stairs/Landing

Ceiling light point, UPVC double glazed window to front, carpeted flooring.

Bedroom One

9' 2" x 11' 0" (2.794m x 3.351m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed window to side, carpeted flooring, storage cupboard.



Bedroom Two

9' 2" x 11' 0" (2.794m x 3.351m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.



Bedroom Three

7' 0" x 11' 3" (2.140m x 3.430m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.



Bathroom

6' 4" x 6' 3" (1.931m x 1.905m) Spotlights, heated towel rail, extractor fan, tiled flooring, wall mounted basin, WC, bath with waterfall shower over, tiled.



Outside Space

Underfloor storage area. Patio/ Courtyard style garden to side. Allocated parking space with potential for second space.

Tenure

Freehold

Council Tax Band

E



Energy performance certificate (EPC)

2, Lower Green Lane Astley, Tydsley MANCHESTER M29 7JE	Energy rating E	Valid until: 26 May 2025 Certificate number: 8845-7325-3670-7606-2926
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Property type	Detached house
Total floor area	217 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 E. It has the potential to be C.

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



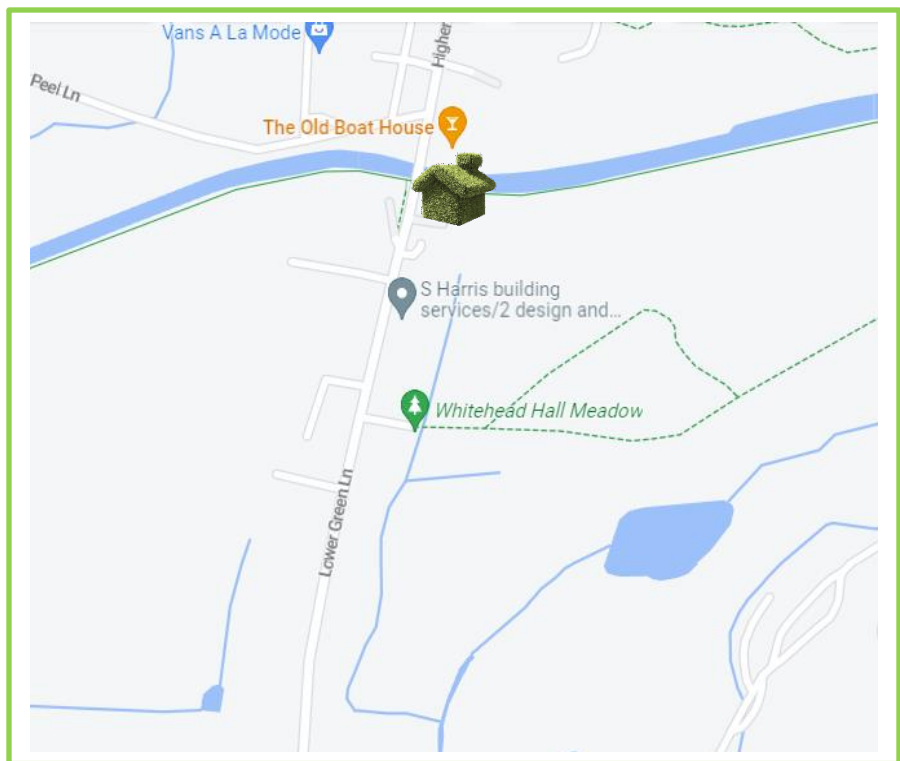
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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





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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