



Lark Hill, Astley M29 7SB

Offers Over £450,000

This detached property is situated in a highly regarded area, offering a desirable and family-friendly environment. The location is notable for its proximity to excellent nurseries, primary, and high schools, making it an ideal choice for families. Residents can enjoy the convenience of being within walking distance of bus routes, facilitating easy transportation for daily needs. For commuters, the property is just a short drive away from the East Lancashire Road, providing quick access to major commuting routes. The beautiful surroundings offer opportunities for family walks. As you approach the property, you are greeted by a driveway to the front, along with a garage featuring an integral door for added convenience. The front garden is adorned with a well-maintained lawn and borders, enhancing the curb appeal. The rear of the property is equally impressive, featuring patio areas for outdoor relaxation, a well-kept lawn, and planted borders. Upon entering the property, a beautiful hallway sets the tone for the interior. The ground floor includes a WC for added convenience. The modern lounge is adorned with a multifuel stove. The kitchen/dining/family room is a highlight of the property, equipped with modern appliances and offering a delightful view over the rear garden there is also a dining/family area. Upstairs, the property boasts four good-sized bedrooms, providing ample space for family members or guests. The master bedroom features a stunning ensuite, adding a touch of luxury to the living experience. Additionally, there is a beautiful family bathroom that complements the overall elegance of the property.

- SOUGHT AFTER LOCATION
- BEAUTIFUL KITCHEN/FAMILY ROOM
- UTILITY ROOM/WC
- GARAGE
- CLOSE TO GOOD SCHOOLS
- ENSUITE TO MASTER

Hallway

16' 2" x 6' 5" (4.919m x 1.966m) Composite door to front, ceiling light point x 2, wall mounted radiator, UPVC double glazed frosted side panel, tiled flooring.

Lounge

20' 5" x 10' 9" (6.225m x 3.272m) Wooden door, ceiling light point, 2 x wall mounted radiator, UPVC double glazed bay window to front, solid wooden flooring, multi fuel stove with feature tiled hearth with real brick chamber, solid wood shutters to bay window, porcelain beam with two down lights.



Kitchen/Dining/Family Room

12' 10" x 26' 5" (3.915m x 8.055m) UPVC double glazed french doors to rear, ceiling light point, spotlights, wall mounted radiator x 2, UPVC double glazed window to rear x 2, tiled flooring, wall base and drawer units, smeg gas 5 ring hob, smeg electric pyrolytic oven, smeg combination microwave, faber extractor fan, integrated fridge freezer, quartz work surfaces, 1 1/2 sink unit with drainer and mixer tap, splashback.



Utility Room

5' 5" x 8' 4" (1.650m x 2.543m) Composite door to side, ceiling light point, wall mounted radiator, tiled flooring, sink with mixer tap and drainer. base and wall units, work surfaces, space for two appliances.



WC

Ceiling light point, wall mounted radiator, extractor fan, tiled flooring, basin, WC.

Stairs/Landing

Ceiling light point, airing cupboard, carpeted flooring, loft hatch (loft is boarded)

Bedroom One

16' 5" x 11' 0" (5.008m x 3.346m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed window to front, carpeted flooring, fitted wardrobes and fitted dressing table, solid wood shutters to window.



Ensuite to master

Spotlights, wall mounted radiator, UPVC double glazed window to front, tiled flooring, WC, basin, waterfall shower, tiled flooring.

Bedroom Two

11' 4" x 11' 1" (3.461m x 3.378m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

12' 4" x 8' 7" (3.753m x 2.614m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, engineered wood flooring.

Bedroom Four

13' 8" x 8' 7" (4.161m x 2.604m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, solid wooden shutters to window.

Bathroom

8' 5" x 6' 3" (2.568m x 1.914m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over, tiled walls.

Outside

Front

Driveway, lawn, bedding surrounds, feature tiles to porch way.

Rear

Patio area, lawn, raised bedding surround, sun patio, pagola.

Garage

Power, lighting, roll up door and integral door.

Tenure

Leasehold



Energy performance certificate (EPC)

16, Lark Hill Astley, Tyldesley MANCHESTER M29 7SB	Energy rating B	Valid until: 13 December 2025 Certificate number: 8325-7332-4249-7114-0996
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Property type	Detached house
Total floor area	127 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 rating and score

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

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



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:

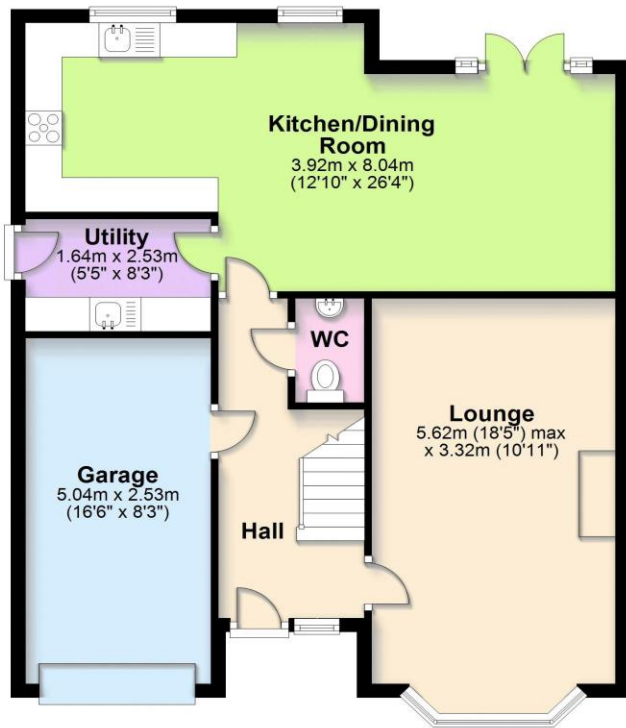
the average energy rating is D
 the average energy score is 60





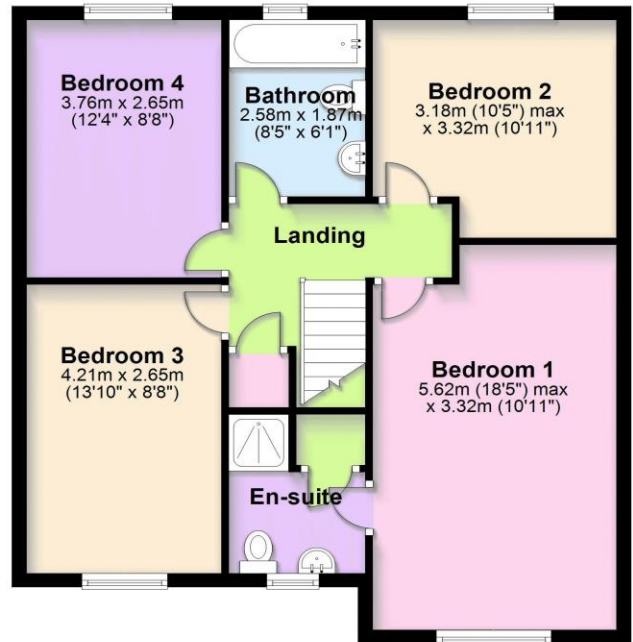
Ground Floor

Approx. 73.2 sq. metres (787.4 sq. feet)



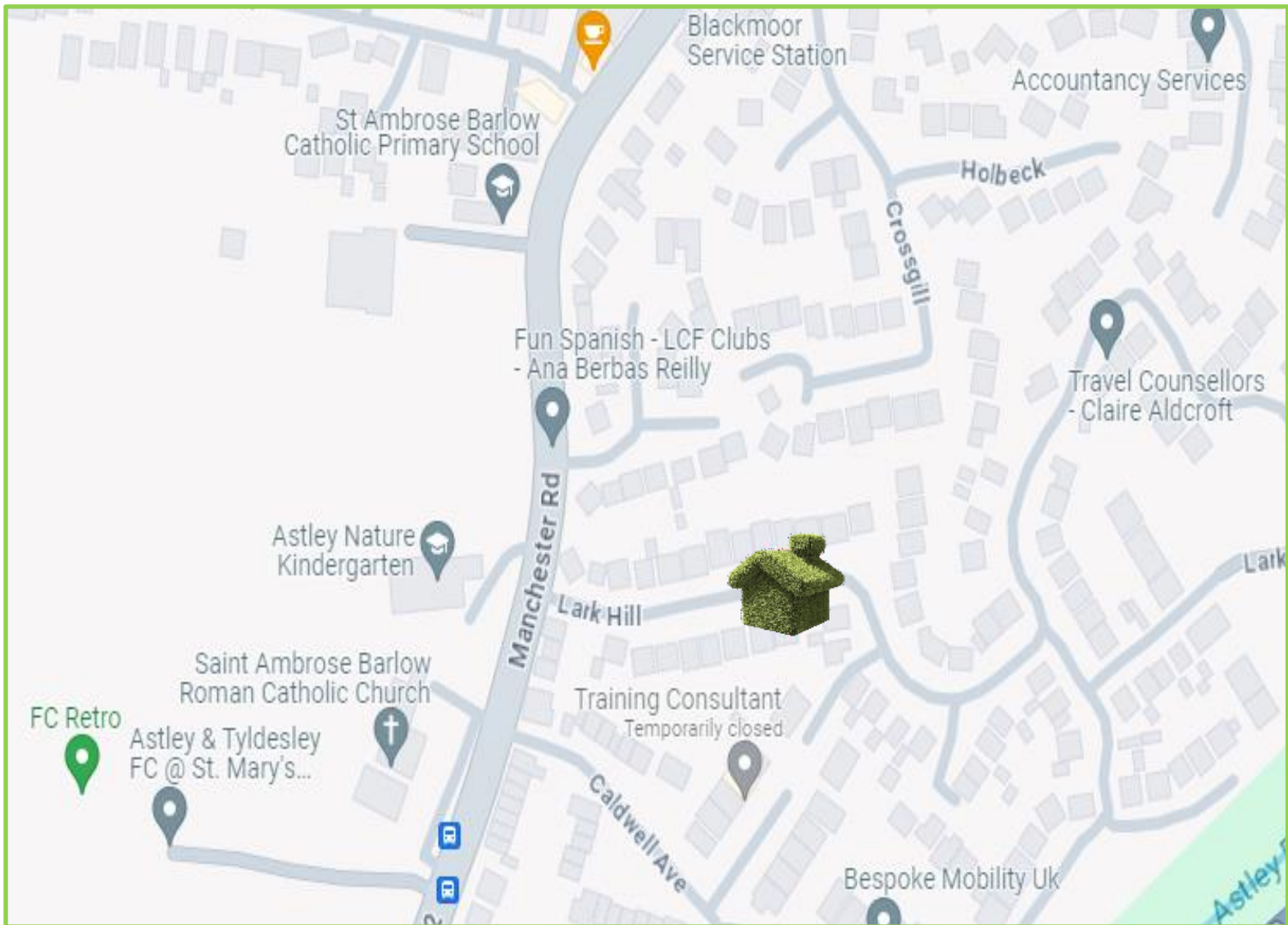
First Floor

Approx. 67.6 sq. metres (727.7 sq. feet)



Total area: approx. 140.8 sq. metres (1515.1 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



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.

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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