



Coldalhurst Lane, Astley M29 7BS

**Offers in the Region Of
£395,000**

This stunning property boasts a remarkable open plan kitchen/dining family room, providing an ideal space for family gatherings and entertaining guests. The inclusion of a utility room adds practicality, while the games room/office offers versatility to suit various needs. The spacious lounge, complemented by double doors leading to the kitchen, enhances the flow of the living space benefitting from Karndean flooring throughout downstairs. Situated on Coldalhurst Lane, the property enjoys a private, tranquil setting, yet remains conveniently close to amenities and shops in Astley. Its proximity to St Stephens Primary School and the A580 to Manchester adds further appeal for families. The ground floor features a porch, hallway, and WC, contributing to the property's functionality and convenience. Upstairs, four generously sized bedrooms (Three are double), including a master bedroom with an en-suite, and a family bathroom catering to the household's needs. Outside, ample parking space for multiple cars is available at the front, while the rear garden offers a good-sized area with artificial grass and a patio, perfect for outdoor leisure and relaxation. The property is also not overlooked from the rear!

- DETACHED PROPERTY
- MODERN KITCHEN/FAMILY ROOM
- 4 BEDROOMS
- SOUGHT AFTER AREA
- CLOSE TO LOCAL AMENTIES
- GARAGE

Hallway

15' 3" x 3' 6" (4.651m x 1.076m) Rock front door, spotlights, wall mounted radiator, karndean flooring.

Porch

3' 11" x 7' 0" (1.202m x 2.146m) Composite front door, ceiling light point, 2 x UPVC double glazed windows to front, tiled flooring.

Lounge

17' 7" x 11' 4" (5.365m x 3.462m) Wooden sliding door, ceiling light point, wall mounted radiator, UPVC double glazed bay front window, karndean flooring.

Kitchen/Family Room

18' 11" x 22' 0" (5.775m x 6.716m) UPVC double glazed french doors to rear, spotlights, underfloor heating, 3x UPVC double glazed window to rear, karndean flooring, wall base and drawer units, neff ceramic hob, neff double electric oven, space for fridge freezer, granite work surfaces, 1 1/2 sink unit with drainer and mixer tap (carron phoenix seraphina hot water tap) breakfast bar.

Utility

9' 4" x 6' 0" (2.857m x 1.821m) Spotlights, wall mounted radiator, Rock door to rear, sink with mixer tap and drainer, tiled flooring, wall units.

Games Room/Play Room

7' 6" x 8' 4" (2.298m x 2.549m) Spotlights, wall mounted radiator, recessed shelving, steel door to garage, karndean flooring.

Stairs/Landing

Spotlights, wall mounted radiator, carpeted, loft hatch (loft is boarded with ladder)

Bedroom One

15' 1" x 16' 1" (4.599m x 4.891m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes and drawers.



Ensuite

Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, Villeroy & Boch WC, Villeroy & Boch basin with vanity unit, shower with waterfall shower head, tiled walls.

Bedroom Two

15' 1" x 8' 10" (4.597m x 2.701m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

9' 5" x 11' 8" (2.870m x 3.547m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Four

9' 5" x 8' 3" (2.875m x 2.506m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 10" x 7' 10" (2.079m x 2.391m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, Villeroy & Boch basin with vanity unit, Villeroy & Boch WC, bath with shower over, tiled walls.

Outside

Front

Block paved driveway, slate feature, driveway.

Rear

Patio area, artificial grass, pagoda.

Garage

Power, lighting, up and over door.

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTC

If there are restrictions on covenants? Speak to agent.

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



Energy performance certificate (EPC)

24, Coldhurst Lane Astley, Tyldesley MANCHESTER M29 7BS	Energy rating C	Valid until: 13 August 2030 Certificate number: 0563-2884-6689-2690-6355
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Property type	Detached house
Total floor area	134 square metres

Rules on letting this property

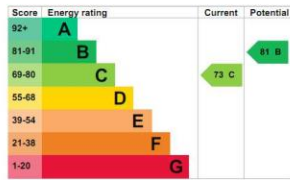
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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

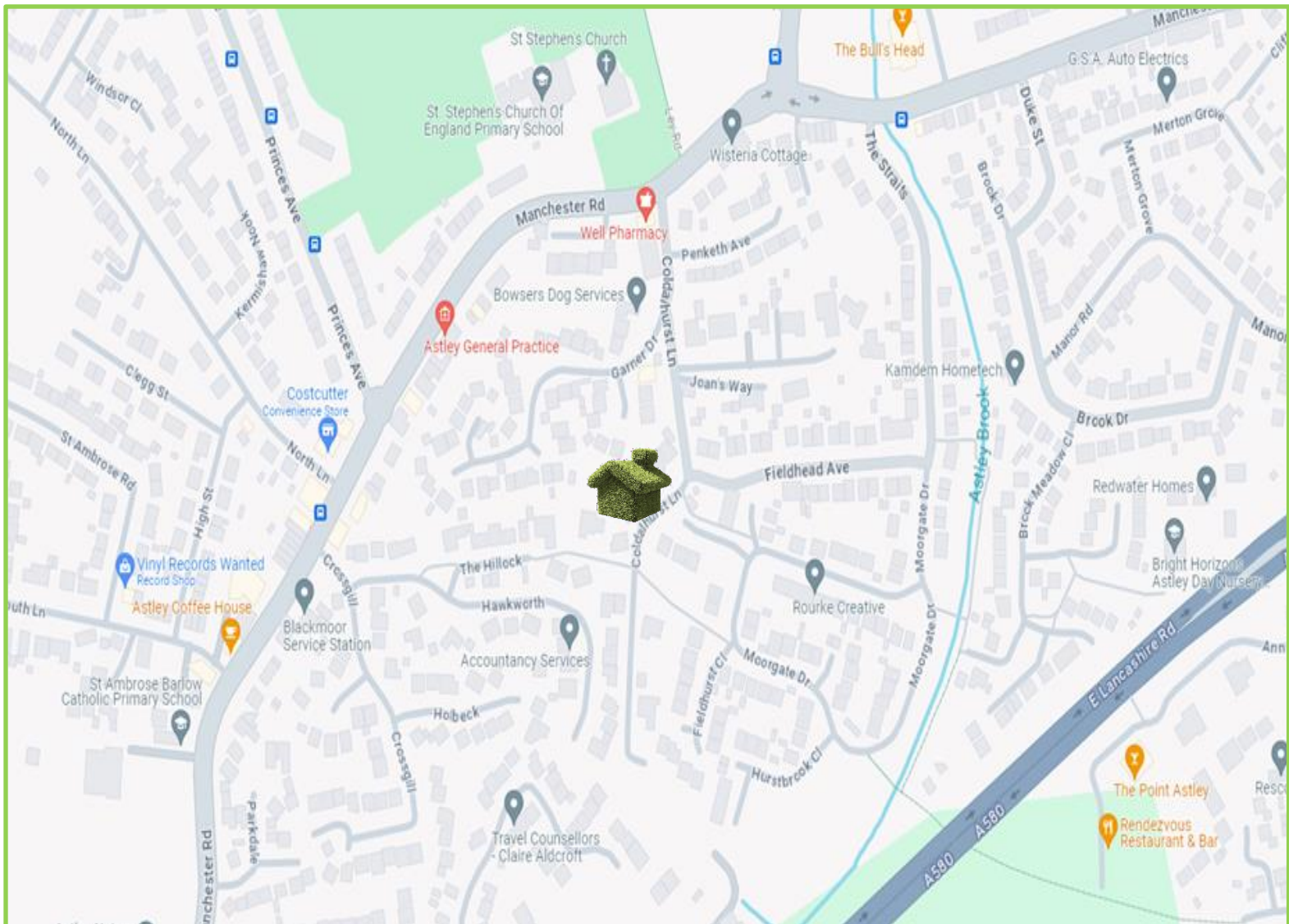
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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







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.

Stone Cross Estate Agents LTD

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