



**Manchester Road, Astley M29 7DZ**

**Offers Over £275,000**

*Welcome to this charming three-bedroom detached property located in the sought-after area of Astley. Situated within walking distance of excellent local primary schools, nurseries, and high schools, this home is ideal for families with young children. Upon entering, you are greeted by a welcoming hallway leading to various parts of the house. A convenient WC is located off the hallway, providing essential facilities for guests and residents alike. The lounge area offers a comfortable space for relaxation and entertainment, perfect for unwinding after a long day. Adjacent to the lounge is the spacious kitchen/diner, providing a hub for family meals and gatherings. The kitchen is well-equipped with modern appliances and ample storage space. Upstairs, you'll find three generously sized bedrooms, offering plenty of space for family members or guests. The master bedroom boasts an ensuite bathroom, providing added convenience and privacy. A separate family bathroom serves the other bedrooms. Outside, the property offers a delightful rear garden comprising a patio area and a well-maintained lawn. A detached garage provides additional storage space and parking facilities, while allocated parking for two or more cars ensures ample space for residents and visitors alike. For commuters, the property offers easy access to the guided busway to Manchester city centre, providing a convenient transportation option. Additionally, the proximity to the East Lancashire Road offers quick access to motorway networks, making travel to surrounding areas effortless.*

- DETACHED
- THREE BEDROOMS
- EXCELLENT LOCATION
- CLOSE TO SCHOOLS
- CLOSE TO TRANSPORT LINKS
- PARKING TO REAR

### **Hallway**

9' 11" x 3' 8" (3.032m x 1.110m) Composite front door, spotlights, wall mounted radiator, carpeted flooring.

### **Lounge**

14' 11" x 12' 7" (4.534m x 3.848m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed window to front, carpeted.

### **Kitchen**

10' 9" x 15' 10" (3.274m x 4.828m) UPVC double glazed french doors to rear, spotlights, wall mounted radiator, storage cupboard, UPVC double glazed window to rear, LVT flooring, soft close wall base and drawer units, gas hob and electric oven, space for washing machine, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, breakfast bar.

### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring, basin, WC.

### **Stairs/Landing**

Spotlights, UPVC double glazed window to side, carpeted flooring, loft hatch which is boarded with ladders, storage cupboard.

### **Bedroom One**

12' 8" x 12' 8" (3.862m x 3.850m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Ensuite**

Spotlights, heated towel rail, UPVC double glazed window to front, lino flooring, WC, basin, shower, half tiled walls.

### **Bedroom Two**

8' 5" x 9' 5" (2.559m x 2.874m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



### **Bedroom Three**

8' 5" x 6' 3" (2.571m x 1.898m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

6' 5" x 6' 3" (1.945m x 1.905m) Spotlights, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, bath, tiled walls.



### **Outside**

#### **Garage**

Up and over door, power and lighting.

#### **Front**

Hedge.

#### **Rear**

Patio area, lawn, two allocated parking spaces.



#### **Tenure**

Leasehold

#### **Council Tax Band**

D

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Rear of property

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky

If there are restrictions on covenants? No

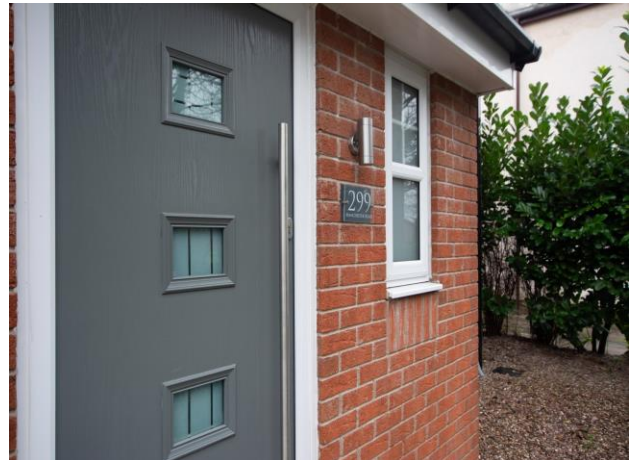
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







## Energy performance certificate (EPC)

299, Manchester Road  
Astley, Tyldesley  
MANCHESTER  
M29 7DZ

Energy rating

**B**

Valid until: **20 February 2028**

Certificate number: 0757-3869-7723-9428-8695

Property type: Detached house

Total floor area: 77 square metres

### Rules on letting this property

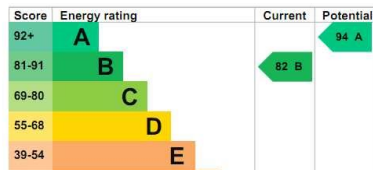
Properties can be let if they have an energy rating from A to E.

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.](#)

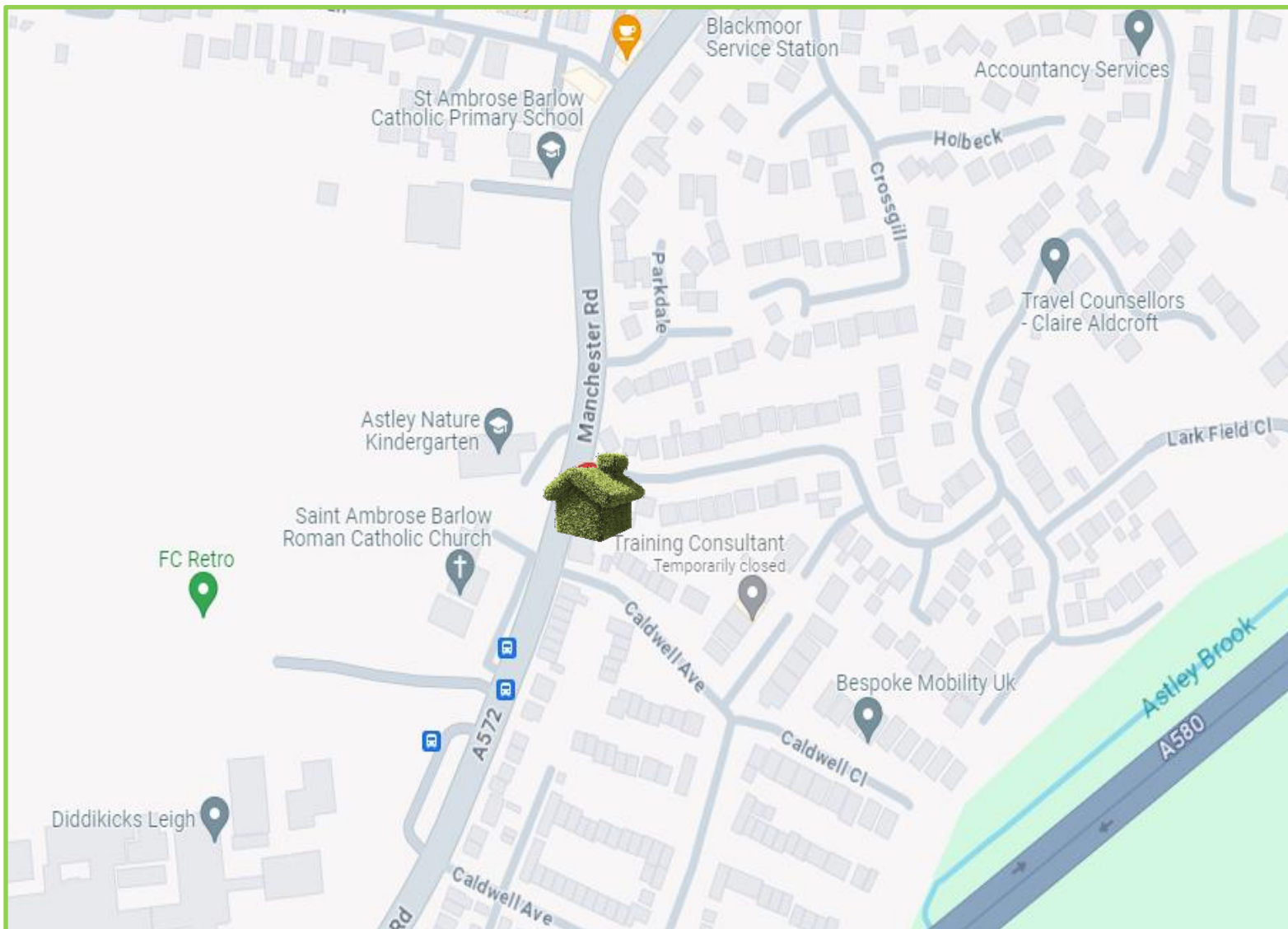


The graph shows this property's current and potential energy rating.

**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



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

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)