



## Shearwater Avenue, Astley M29 7TB

Offers Over £279,995

*This charming 3-bedroom detached property is nestled in a highly desirable neighborhood in Astley. Situated within walking distance of Astley Street Park, this home provides easy access to the guided busway into Manchester, making it a prime location for city commuters. Additionally, it's just a short drive to the East Lancashire Road (A580), a major arterial route that connects to motorway networks. The property is also conveniently located near excellent local primary schools, making it an ideal choice for families. Upon entering the property, you are greeted by a welcoming entrance hallway, The ground floor boasts a spacious lounge, as well as a separate dining room. The adjacent conservatory brings the outdoors in, creating a wonderful space for enjoying natural light and views of the garden. The well-appointed kitchen is next to the utility room which provides additional convenience, also there is a WC (water closet). Ascending the staircase, you'll find the three bedrooms. The master bedroom benefits from an ensuite bathroom. Outside, the property offers a garage and a driveway, providing ample parking space for multiple vehicles. The gardens have a well-maintained lawn, planted flower beds, and a pathway leading to the entrance. The property is located within a family-oriented estate, making it an ideal place for families with children.*

- THREE BEDROOMS
- DETACHED PROPERTY
- GARAGE & DRIVEWAY
- SOUGHT AFTER AREA
- CLOSE TO ASTLEY ST PARK
- EXCELLENT LOCATION  
FOR SCHOOLS

### **Hallway**

10' 0" x 3' 10" (3.039m x 1.170m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, laminate flooring.

### **Lounge**

12' 4" x 7' 9" (3.751m x 2.361m) Door to hallway, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring, electric fire with marble style hearth and back panel and wooden surround.



### **Dining Room**

12' 1" x 7' 10" (3.681m x 2.391m) Sliding patio doors to conservatory, ceiling light point, wall mounted radiator, UPVC double glazed windows to rear, carpeted flooring.



### **Kitchen**

12' 4" x 7' 9" (3.751m x 2.361m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, electric integrated oven, hob and microwave, roll top work surfaces, single sink unit with drainer, part tiled walls.



### **Utility**

5' 7" x 8' 4" (1.712m x 2.546m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled, UPVC frosted double glazed door, space for fridge freezer, washer and dryer, 1 base unit, wall units.

### **WC**

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



### **Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch.

### **Bedroom One**

12' 4" x 8' 10" (3.766m x 2.685m) Ceiling light point, UPVC double glazed window to front, carpeted flooring, fitted over head storage, wardrobes and drawers.

### **Ensuite**

*Ceiling light point, heated towel rail, UPVC double glazed window to side, tiled flooring, WC, top mounted basin with vanity unit, extractor fan.*

### **Bedroom Two**

*10' 10" x 8' 11" (3.298m x 2.716m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted over head wardrobes/storage, dresser.*

### **Bedroom Three**

*9' 2" x 6' 6" (2.801m x 1.978m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes/drawers.*

### **Bathroom/Wet room**

*6' 8" x 6' 4" (2.023m x 1.931m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, top mounted basin with vanity unit, WC, monsoon shower head, textured wall tiles.*

### **Outside**

#### **Garage**

*Light, roller type remote controlled door, can be accessed from hallway.*

#### **Front**

*Driveway, lawn area, planted beds, tree.*

#### **Rear Garden**

*2 x Patio area, lawn, mature beds, pathway with shale.*

### **Council Tax Band**

*D*

### **Tenure**

*TBC*

**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)

21 Shearwater Avenue Astley Tyldesley MANCHESTER M29 7TB	Energy rating <h1>D</h1>	Valid until: 12 September 2033 Certificate number: 0390-2787-0310-2197-5001
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Property type: Detached house

Total floor area: 82 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 current energy rating is D. 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.

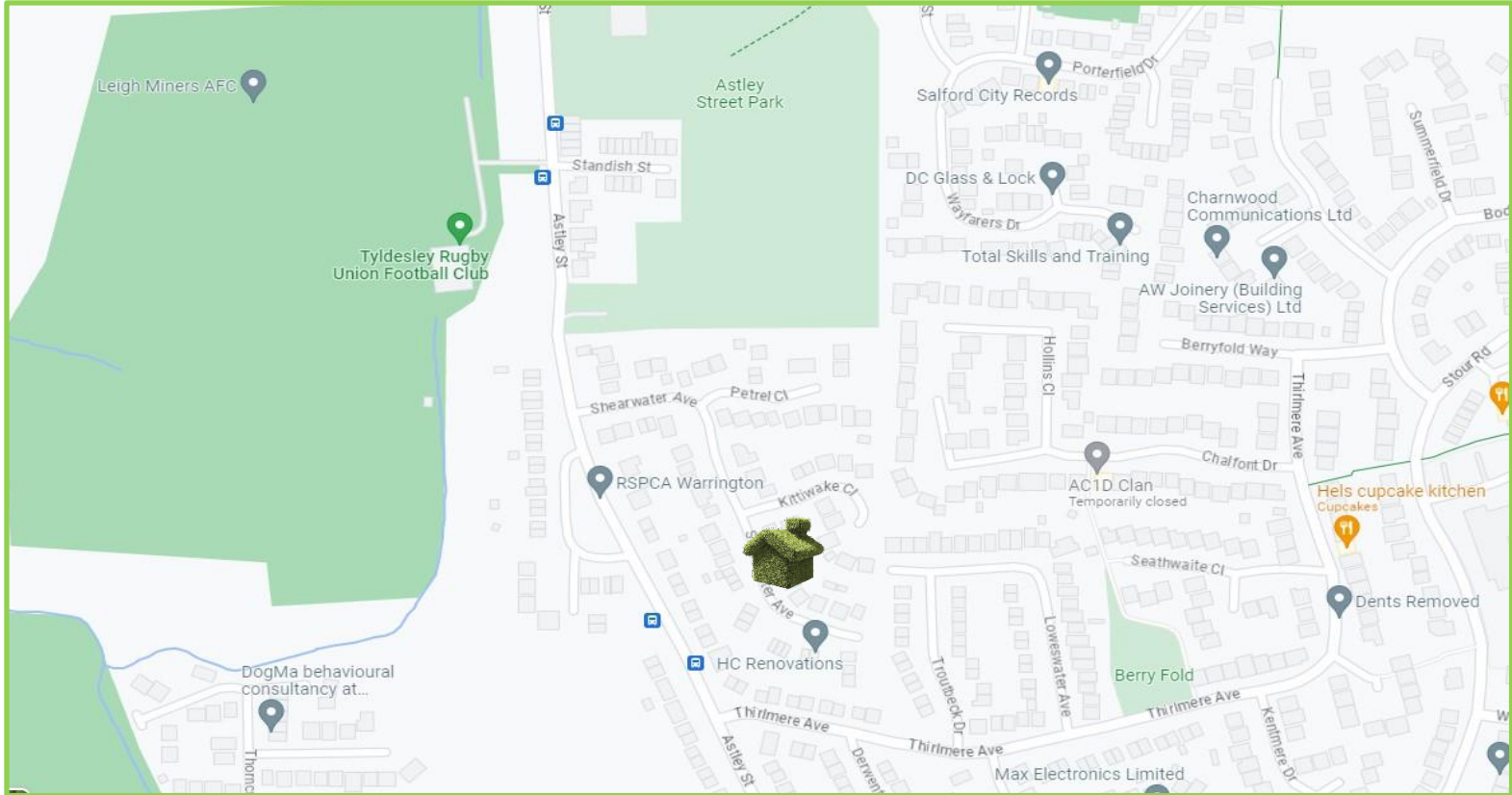
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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







Total area: approx. 102.4 sq. metres (1101.8 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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