



St. Ambrose Road, Astley M29 7DE

Offers Over £250,000

The semi-detached bungalow, nestled conveniently just off South Lane in Astley, offers accessibility to nearby conveniences. With its advantageous location close to shops and bus routes. This property is presented with the added benefit of no onward chain, facilitating a streamlined transition for potential buyers. Upon entry, the property welcomes you into a hallway, The lounge provides a cozy retreat, ideal for relaxation or entertaining guests. Adjacent to the lounge, the kitchen/diner. The bungalow features two bedrooms, providing comfortable accommodation for residents or guests. A well-appointed shower room completes the living quarters. Externally, the property boasts a driveway at the front, ensuring convenient off-road parking for vehicles. Additionally, a carport situated to the side of the property provides further covered parking. To the rear, a low-maintenance paved garden offers an outdoor sanctuary, perfect for enjoying leisurely moments or alfresco dining in the open air.

- SEMI DETACHED
- TWO BEDROOMS
- CLOSE TO SHOPS
- CLOSE TO TRANSPORT LINKS
- FRONT DRIVEWAY/CAR PORT
- NO ONWARD CHAIN

Hallway

15' 1" x 4' 3" (4.605m x 1.301m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

15' 0" x 11' 9" (4.567m x 3.594m) 4 x wall lights, wall mounted radiator x 2, UPVC double glazed bow window to front, carpeted flooring.



Kitchen

10' 7" x 11' 2" (3.233m x 3.391m) UPVC double glazed door to side, strip light, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, wall base and drawer units, oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, tiled walls. (fridge freezer, washing machine and cooker are staying in the property)



Bedroom One

12' 0" x 11' 3" (3.668m x 3.426m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring, fitted wardrobes.



Bedroom Two

12' 7" x 9' 11" (3.835m x 3.035m) wall lights x 4, wall mounted radiator, wooden double glazed window to rear, carpeted flooring, wardrobes are staying.

Bathroom

8' 8" x 7' 4" (2.645m x 2.224m) Ceiling light point, heated towel rail, wooden double glazed window to rear, carpeted flooring, basin, WC, corner shower, tiled walls, airing cupboard, loft hatch (loft is boarded)



Outside

Garage

Electric up and over door, detached from property.

Front

Driveway

Rear

Patio area, hedge, Shed.

Tenure

Freehold

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway and Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

Cable If there are restrictions on covenants? None known.

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

24 St. Ambrose Road Astley Tidesley MANCHESTER M29 7DE	Energy rating D	Valid until: 21 March 2034
		Certificate number: 9334-9227-5300-0552-6226

Property type	Semi-detached bungalow
Total floor area	62 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 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:

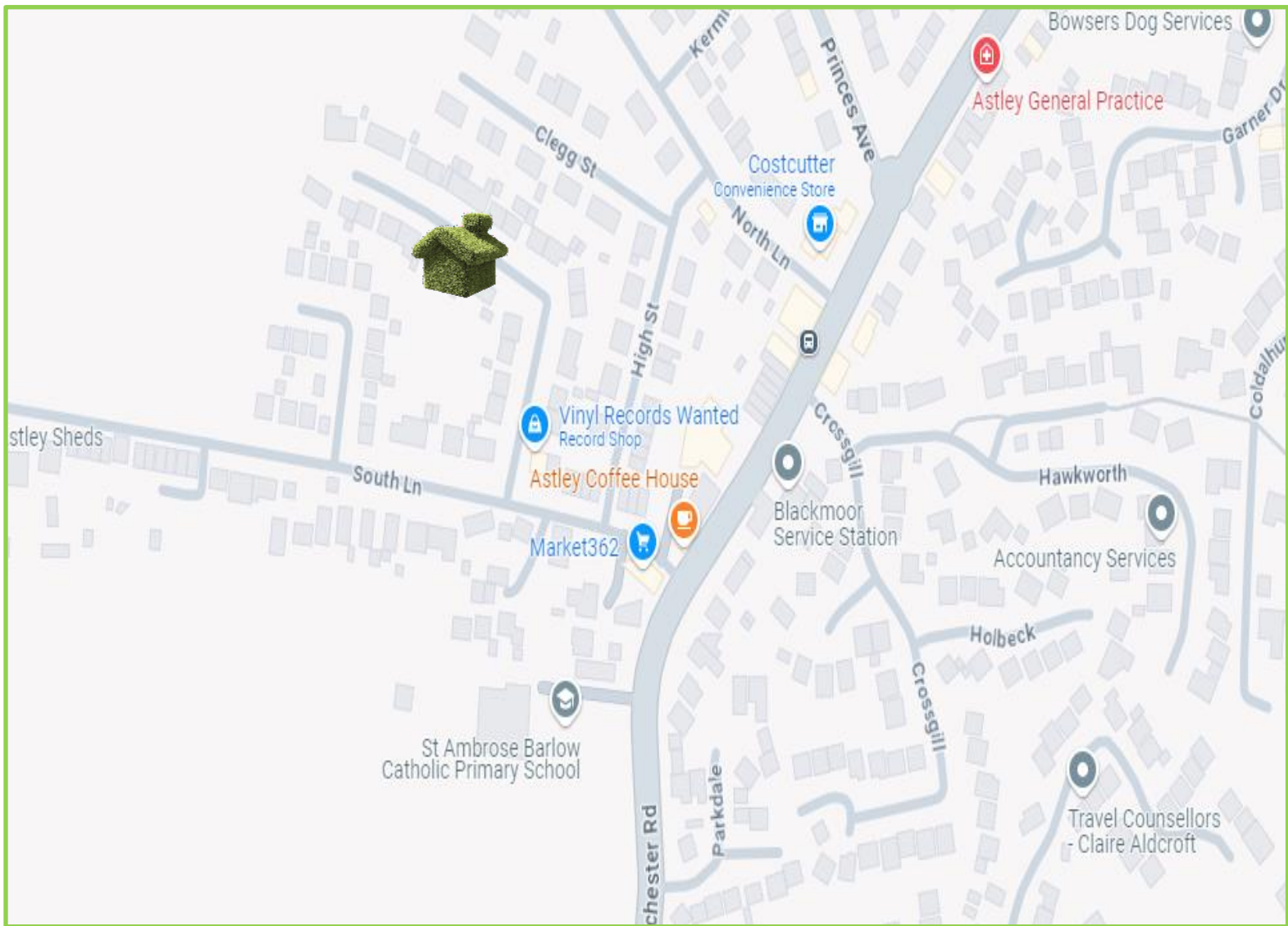
the average energy rating is D
the average energy score is 60



Ground Floor



Total area: approx. 61.9 sq. metres (665.9 sq. feet)



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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