



Henfold Road, Astley M29 7EX

***Offers in the Region Of
£275,000***

This GORGEOUS 1930s STYLE SEMI is situated in a HIGHLY DESIRABLE PART OF ASTLEY, CLOSE TO GARRATT HALL PRIMARY SCHOOL provides CHARACTER, GREAT SIZED ROOMS and a GREAT LOCATION. With BOW WINDOWS to the LOUNGE and MASTER BEDROOM, a welcoming hallway and TWO RECEPTION ROOMS it is a great purchase for those looking for a TRADITIONAL STYLE PROPERTY. There is a GENEROUS PAVED DRIVEWAY and PLEASANT REAR GARDEN which is LAID TO LAWN. Enter via the hallway to find two reception rooms, a SPACIOUS LOUNGE to the FRONT and a GREAT SIZED DINING ROOM with views to the garden to the rear. A LIGHT, BRIGHT and MODERN FITTED KITCHEN is also to the rear. To the first floor, there are two generous double bedrooms, a single bedroom and a family bathroom. Ideally situated for the GUIDED BUSWAY to Manchester, the A580 East Lancs Road and access to Boothstown and Worsley the property is also close to a choice of great schools.

- HIGHLY DESIRABLE PART OF ASTLEY
- 1930s STYLE SEMI
- CLOSE TO GARRATT HALL PRIMARY SCHOOL
- PLEASANT REAR GARDEN
- MODERN FITTED KITCHEN
- CLOSE TO EAST LANCS ROAD

Vestibule

UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Hallway

12' 10" x 6' 1" (3.914m x 1.853m) UPVC double glazed door to front, wall light, wall mounted radiator, laminate flooring.

Lounge

15' 3" x 12' 0" (4.644m x 3.665m) Wooden door, ceiling light point, UPVC double glazed bow window to front, carpeted flooring, gas fire.

Kitchen

16' 5" x 6' 6" (5.005m x 1.971m) UPVC double glazed door to rear, spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine, integrated fridge freezer, marble effect work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Dining Room

12' 4" x 11' 8" (3.762m x 3.544m) Wooden double glazed french doors to rear, ceiling light point, carpeted flooring.

Stairs/Landing

Wall light, UPVC double glazed window to side, carpeted flooring.

Bedroom One

14' 9" x 9' 11" (4.496m x 3.029m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

12' 0" x 11' 9" (3.654m x 3.585m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

9' 4" x 6' 9" (2.834m x 2.067m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

6' 11" x 6' 5" (2.112m x 1.951m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, corner shower.

Outside

Front

Driveway, bedding surrounds, stoned area.

Rear

Patio area, lawn, bedding surrounds.

Garage

Up and over, joined to house.

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Not Known

Coal mining issues in the area? No

Broadband how provided? Virgin

If there are restrictions on covenants? Not Known

Is the property of standard construction? Yes

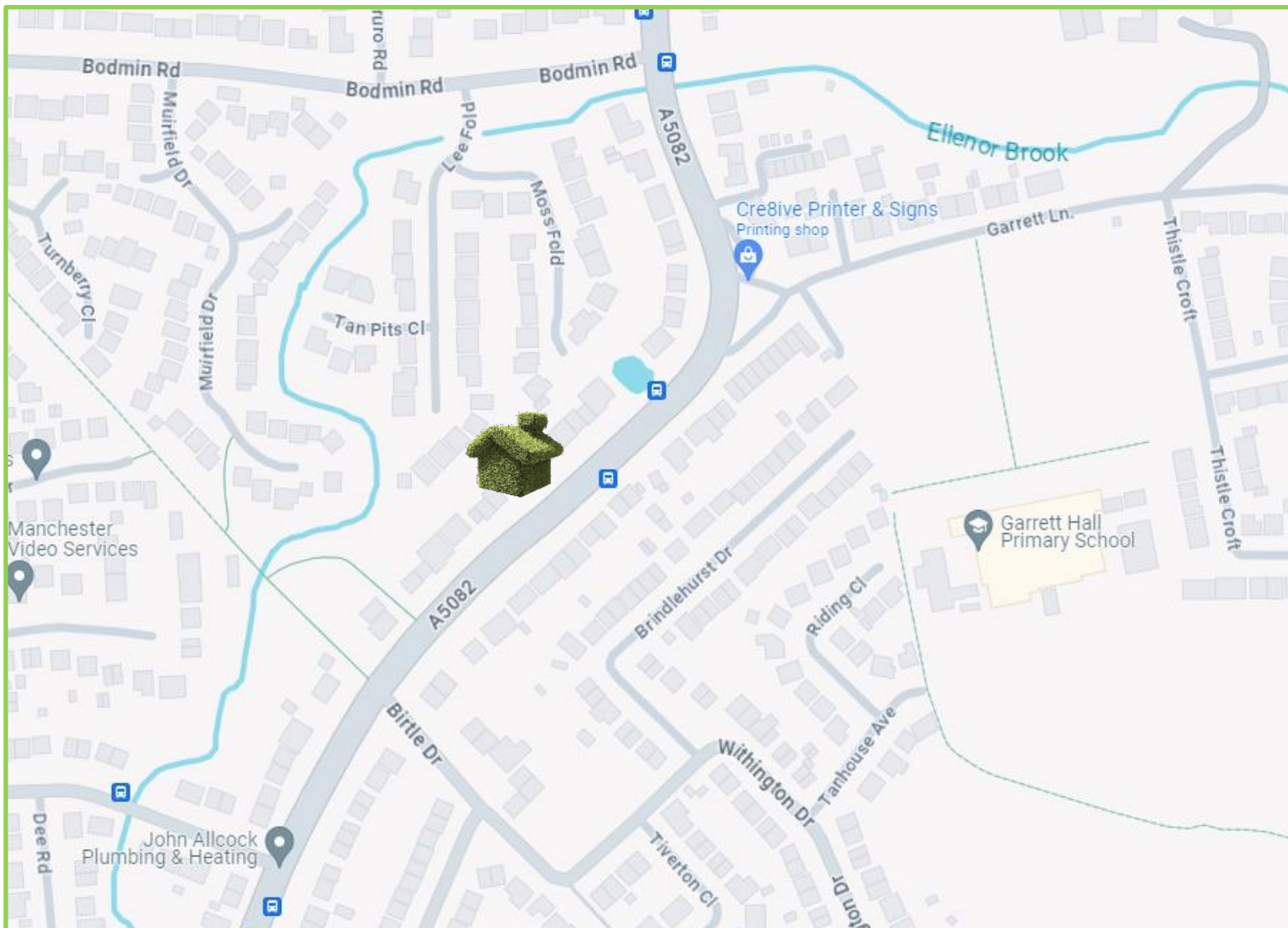
Are there any public rights of way? No

Safety Issues? No









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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