



## ***Moorgate Drive, Astley M29 7DG***

***Offers Over £269,950***

*Situated on a quiet street in the heart of Astley, this beautiful semi detached house with three bedrooms is perfect for a family or couple looking to be close to good schools, local amenities and country walks. The property comprises of Porch, Entrance hallway, through lounge/dining room, kitchen, three bedrooms, Family bathroom upstairs, converted garage with a shower room. To the front there is a driveway and garden and to the rear there is a patio area, lawn, raised beds. Close to local bus routes for commuters and a 5 minute drive to the East Lancashire Road (A580). **EARLY VIEWING RECOMMENDED.***

- THREE BEDROOMS
- CONVERTED GARAGE
- DRIVEWAY AND GARDENS
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO BUS ROUTES
- GREAT FAMILY AREA

### **Porch**

Tiled flooring, UPVC double glazed window to the side, wall light, door to hall.



### **Entrance**

Verticale mounted wall radiator, ceiling light point.

### **Lounge/Diner**

23' 5" x 11' 6" (7.143m x 3.517m) Through Lounge/Diner, ceiling light point, wall mounted radiator, UPVC bifold doors to the garden, engineered wood flooring, white granite fire surround and gas fire, shaker style units with wooden work top.



### **Kitchen**

20' 3" x 8' 3" (6.170m x 2.521m) Gloss tiled flooring, electric hob, extractor fan, 2 x integrated ovens, integrated coffee machine, integrated freezer, integrated double fridge, washing machine and dryer, grey granite worktops, 10 x spotlights, French doors UPVC to garden, UPVC double glazed window to side, High gloss grey and white units with Permian gemstone worktops, ceiling light points, 2 x under unit heaters.



### **WC/Ensuite ( Downstairs)**

Tiled flooring, UPVC double glazed window to rear, WC, semi ped sink, double length walk in shower, tiled walls, vertical radiator.

### **Stairs/Landing**

Carpeted, loft hatch, ceiling light point, UPVC double glazed window to side.

### **Bedroom One**

14' 1" x 10' 4" (4.280m x 3.142m) Carpeted, fitted wardrobes to 2 walls, wall mounted radiator, ceiling light point, UPVC double glazed window to front.

### **Bedroom Two**

9' 10" x 10' 6" (2.995m x 3.210m) Carpeted flooring, spotlights x 6, UPVC double glazed window to rear, wall mounted radiator.



### **Bedroom Three**

11' 3" x 7' 1" (3.432m (narrowing to 2.101) x 2.148m )  
Carpeted, UPVC double glazed window to front, spotlights,  
wall mounted radiator.

### **Bedroom 4 (Converted Garage)**

14' 0" x 7' 4" (4.273m x 2.238m) Wood effect flooring, 6 x  
spotlights, wall mounted radiator, UPVC double glazed  
window.

### **Bathroom**

6' 0" x 6' 7" (1.837m x 2.007m) Tiled flooring, bath with tiled  
side panel, shower (rainfall) over bath with waterfall mixer  
tap, semi ped sink with water fall mixer tap, heated towel rail,  
spotlights.

### **Garage**

To rear, no access from front but 1 1/2 size.

### **Outside**

#### **Front**

Shale area, brick paved drive.

#### **Rear**

Patio area, lawn, garage, raised beds.

### **Council Tax Band**

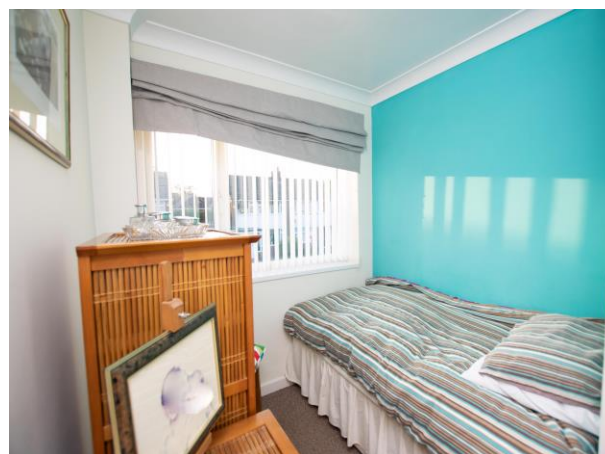
B

### **Tenure**

Freehold

### **Other Information**

Water mains or private? Mains Parking arrangements?  
Driveway Flood risk? No Coal mining issues in the area? No  
Broadband how provided? BT Fibre 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)

13 Moorgate Drive  
Astley  
Tyldesley  
MANCHESTER  
M29 7DG

Energy rating  
**D**

Valid until: 25 October 2031  
Certificate number: 9350-2742-1100-2729-0005

## Property type

Semi-detached house

## Total floor area

93 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

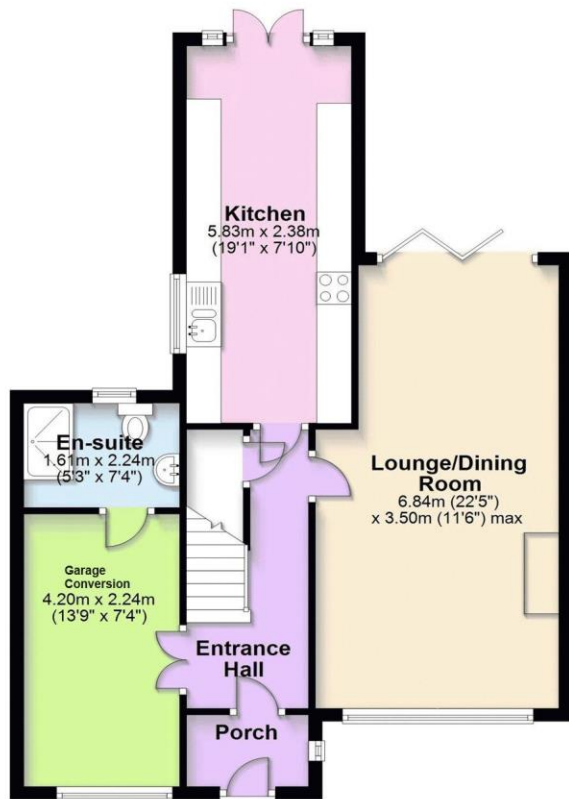
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9350-2742-1100-2729-0005>

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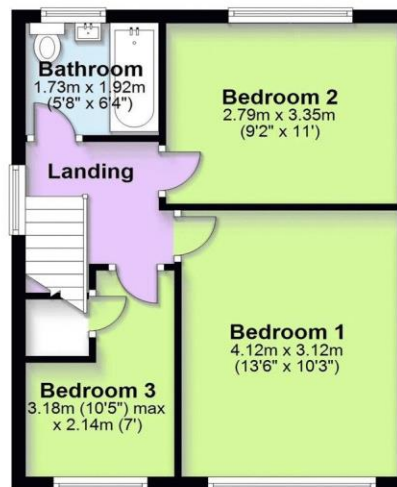
## Ground Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



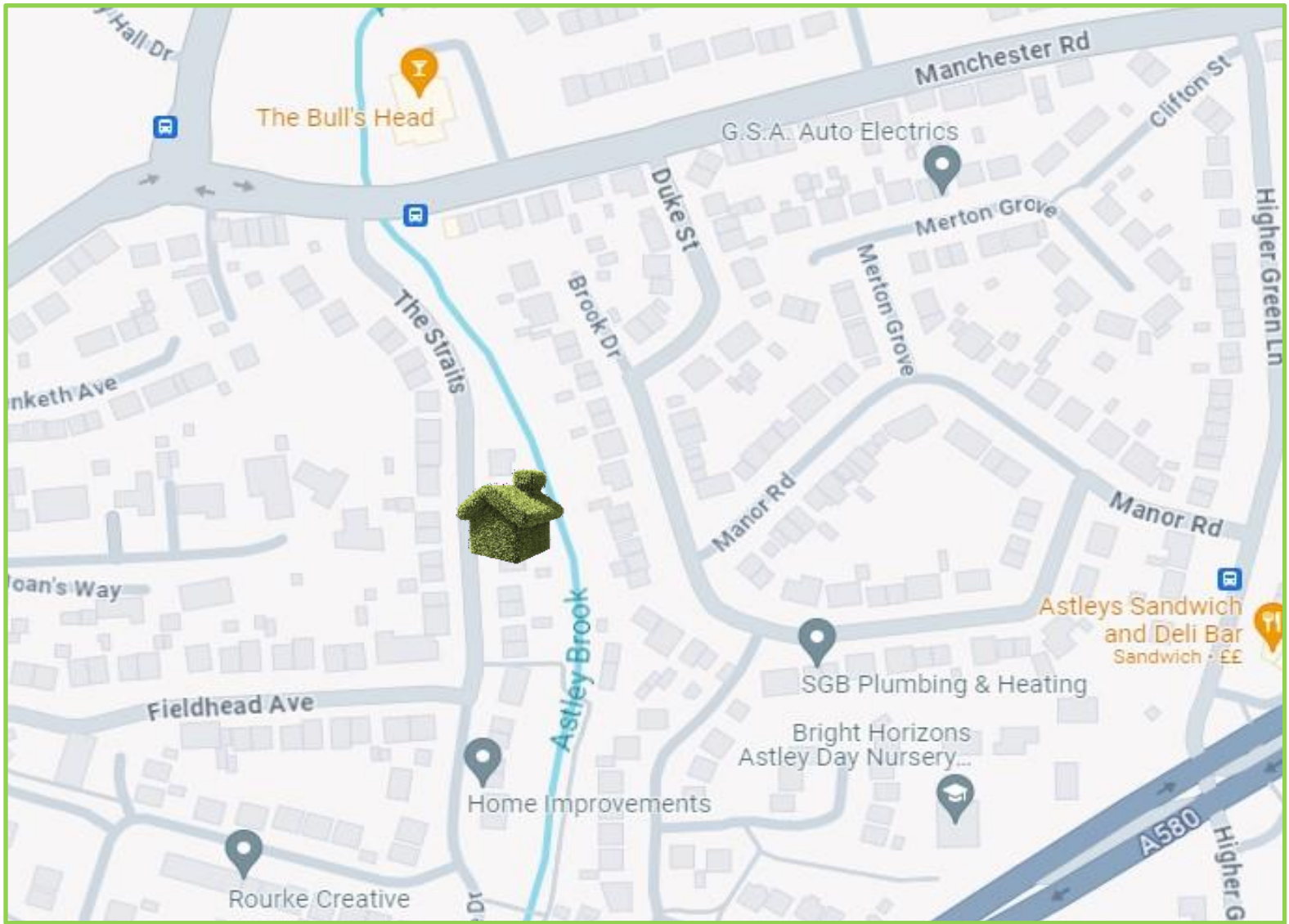
## First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 98.3 sq. metres (1058.3 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.



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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