



Manchester Road, Astley M29 7FH

Offers Over £260,000

Located on the desirable Manchester Road in Astley, this three-bedroom semi-detached home offers an ideal living space for families and professionals alike. Benefiting from excellent transport links, the property is conveniently close to the A580, providing easy access to Manchester and other surrounding areas. Additionally, a guided bus route to Manchester city centre is just a short drive away, enhancing the convenience of public transport options. Local amenities abound, with a variety of shops and restaurants nearby, catering to all your daily needs and dining desires. Families will appreciate the excellent primary and high schools in the vicinity, ensuring quality education for children. The property itself comprises a welcoming hallway that leads into a spacious lounge. The lounge seamlessly flows through to the dining room and kitchen, creating an open-plan living area perfect for entertaining and family gatherings. Upstairs, there are three good-sized bedrooms, each offering ample space and comfort. The contemporary shower room is both practical and stylish, featuring modern fixtures and fittings. Externally, the property boasts a garden and driveway to the front, providing off-road parking and a pleasant curb appeal. To the rear, the garden is beautifully landscaped with established shrubs, a well-maintained lawn, and a patio area, perfect for outdoor relaxation and entertaining.

- EXCELLENT AREA
- HIGHLY REGARDED SCHOOLS NEARBY
- WALKING DISTANCE TO AMENITIES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN

Hallway

13' 8" x 6' 6" (4.176m x 1.982m) Wooden double glazed front door with stained glass, ceiling light point, wall mounted radiator, carpeted flooring.



Lounge

10' 7" x 11' 5" (3.237m x 3.469m) Solid oak door, ceiling light point, 2 wall lights, wall mounted radiator, wooden double glazed bay window to front, carpeted flooring.

Kitchen

16' 4" x 6' 5" (4.988m (to 1.840m) x 1.947m (to 4.617) L shape kitchen, UPVC double glazing sliding doors to rear, ceiling light points x 3, 2 x velux windows and UPVC double glazed window to rear, laminate flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, laminate wooden work surfaces, 1.5 sink unit with drainer and mixer tap, part tiled walls, dishwasher.



Dining/Family room

11' 6" x 11' 5" (3.512m x 3.472m) Ceiling light point, 2 wall lights, wall mounted radiator, carpeted flooring.



Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft ladders and boarded.

Bedroom One

11' 7" x 11' 4" (3.534m x 3.454m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted.

Bedroom Two

12' 11" x 11' 4" (3.944m x 3.453m) Ceiling light point, wall mounted radiator, wooden double glazed bay window to front, carpeted flooring.

Bedroom Three

8' 8" x 6' 6" (2.632m x 1.974m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

8' 5" x 6' 5" (2.571m x 1.958m) Spotlights, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, WC, bath with corner shower.

Outside

Front

Driveway, lawn, hedges.

Rear

Patio area, lawn, mature bedding surrounds, outdoor tap.

Garage

Power, lighting, electric roller door, UPVC double glazed door to rear.

Tenure

Freehold

Council Tax Band

B

Other information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Unknown

Coal mining issues in the area? Not known

Broadband how provided? Fibre

If there are restrictions on covenants? Unknown

Is the property of standard construction? Standard

Are there any public rights of way? TBC

Safety Issues? No







Energy performance certificate (EPC)

157 Manchester Road Ashey, Tidesley MANCHESTER M29 7FH	Energy rating	Valid until:	25 June 2034
	C	Certificate number:	2169-3039-7206-8014-4204

Property type	Semi-detached house
Total floor area	90 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 C. It has the potential to be B.

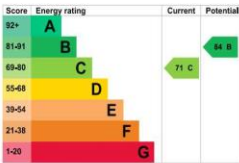
See [how to improve this property's energy efficiency](#).

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

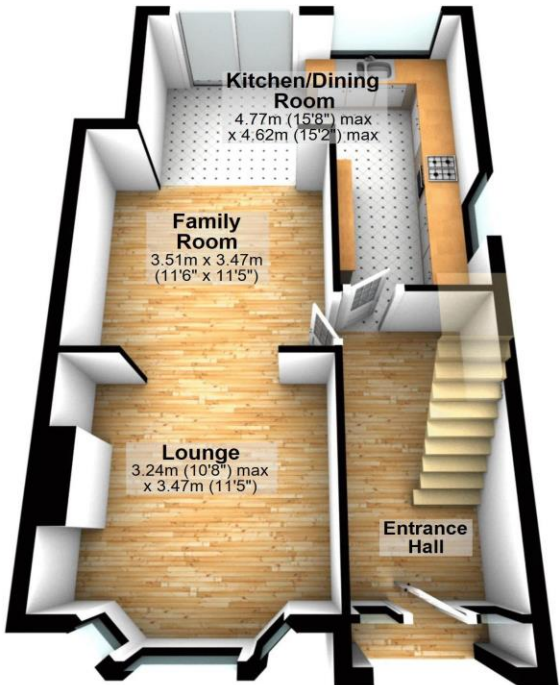
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



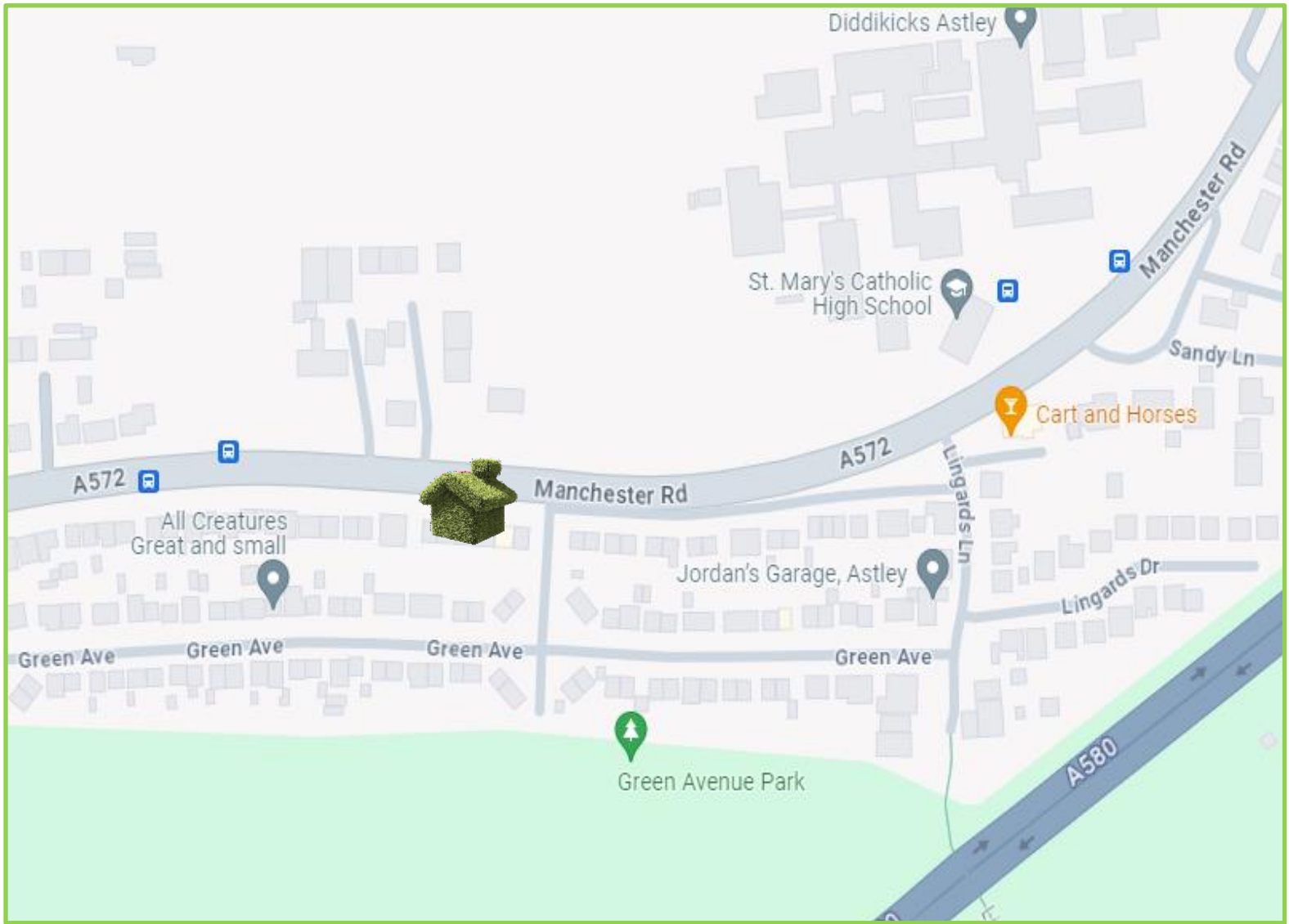
Ground Floor



First Floor



Total area: approx. 89.1 sq. metres (958.7 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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