



Ashwood Close, Astley M29 7TP

£265,000

This three-bedroom semi-detached house is situated in the highly sought-after area of Astley, offering an ideal setting for families. Nestled close to scenic woodland walks. Additionally, its convenient location near the guided busway makes commuting to Manchester or Leigh a breeze. Upon entering, you are welcomed into a cozy lounge area that serves as a comfortable space for relaxation and entertainment. The ground floor also features a spacious open-plan kitchen, dining, and family area, designed to be the heart of the home. This area seamlessly blends cooking, dining, and living spaces, making it perfect for both everyday family life and hosting gatherings. A convenient WC is also located on the ground floor. The upstairs comprises three bedrooms and a modern family bathroom. The front boasts a driveway, providing convenient off-street parking. To the rear, there is a delightful garden with a patio and lawn, ideal for outdoor dining, play, and relaxation.

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- SCHOOLS NEARBY
- WOODLAND WALKS NEARBY
- CLOSE TO GUIDED BUSWAY
- OPEN PLAN KITCHEN/LIVING

Hallway

5' 5" x 3' 10" (1.657m x 1.165m) Steel front door, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

14' 0" x 10' 7" (4.274m x 3.220m) Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, carpeted flooring.

Kitchen

11' 1" x 13' 2" (3.389m x 4.012m) Spotlights, tiled flooring, wall base and drawer units, gas hob and electric oven, integrated washing machine, dishwasher and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, breakfast bar.

Dining Area

9' 6" x 13' 8" (2.900m x 4.176m) UPVC french doors to rear, spotlights, 2 x velux windows and 2 x UPVC double glazed window to rear, carpeted flooring.

WC

Ceiling light point, wall mounted radiator, extractor fan, tiled flooring, basin, WC.

Stairs/landing

Ceiling light point, storage cupboard, wall mounted radiator, carpeted flooring, loft hatch.

Bedroom One

8' 11" x 11' 11" (2.707m x 3.637m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

10' 5" x 6' 5" (3.171m x 1.958m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

7' 4" x 6' 11" (2.235m x 2.104m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

6' 4" x 7' 4" (1.924m x 2.237m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, bath with shower over, tiled walls.

Outside

Front

Driveway

Rear

Stoned, lawn, shed.

Tenure

Leasehold

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

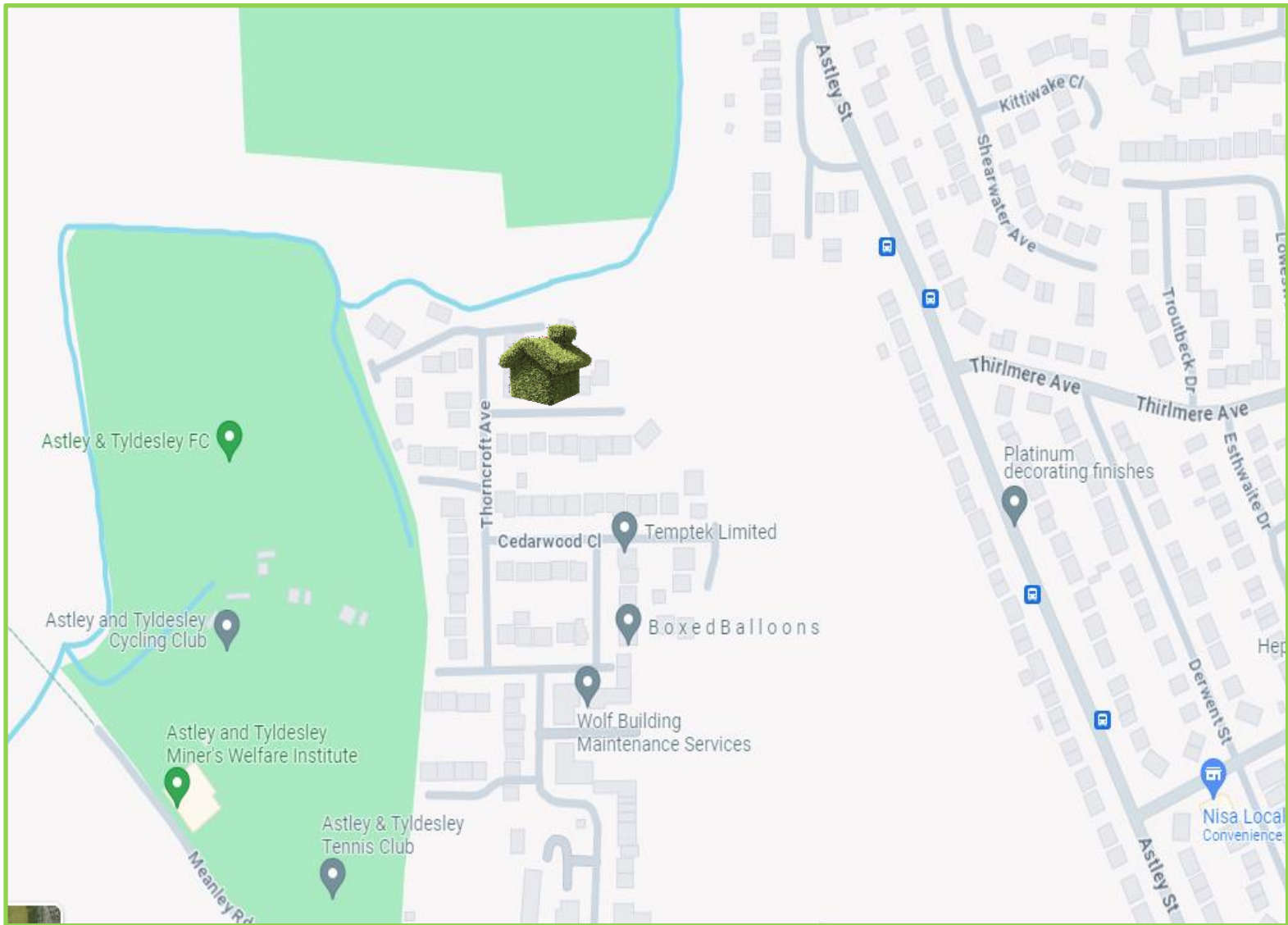
Are there any public rights of way? Yes

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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