



North Lane, Astley M29 7AD

Offers Over £190,000

This three-bedroom semi-detached property is ideally situated close to local schools and transport links, making it perfect for families. It is conveniently located near the V1/V2 guided BUSWAY, ensuring easy and quick commutes, and falls within the catchment area for highly regarded schools, providing excellent educational opportunities for children. A short walk will take you to nearby shops and amenities, making daily errands easily accessible. The house features a well-thought-out layout, beginning with an inviting entrance that leads into a lounge and dining room. Adjacent to the kitchen is a delightful sunroom, offering a cozy spot to relax and enjoy natural light throughout the year. Upstairs, the property boasts three bedrooms and a shower room. At the front, there is a driveway, offering off-street parking. To the rear, the garden overlooks open fields, which provides a sense of peace and privacy.

- SEMI DETACHED
- TWO RECEPTION ROOMS
- VIEWS OVER FIELD TO BACK
- GOOD SIZED GARDEN
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL SCHOOLS

Hallway

4' 9" x 4' 3" (1.453m x 1.297m) UPVC double glazed door to front, ceiling light point, carpeted flooring.

Lounge

14' 4" x 14' 6" (4.368m x 4.419m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window carpeted flooring, gas fire.

Kitchen

13' 11" x 6' 11" (4.233m x 2.115m) Wooden door to rear, strip light, wooden window to rear, tiled flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine, work surfaces, sink unit with drainer and mixer tap, walls tiled, under stairs storage.

Sun Room

4' 11" x 7' 9" (1.506m x 2.359m) UPVC double glazed door to rear, UPVC double glazed window to rear, tiled flooring.

Dining Room

8' 11" x 10' 9" (2.708m x 3.273m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to rear, carpeted flooring.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

10' 9" x 10' 9" (3.288m x 3.286m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Bedroom Two

10' 6" x 10' 11" (3.197m x 3.316m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bedroom Three

6' 8" x 6' 8" (2.036m x 2.043m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

7' 9" x 6' 8" (2.362m x 2.039m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring. basin, WC, corner shower, tiled walls.



Outside

Front

Pressed concrete

Rear

Patio area with pressed concrete, lawn, bedding surrounds, shed, hedges, field views to rear.

Tenure

Freehold

Council Tax Band

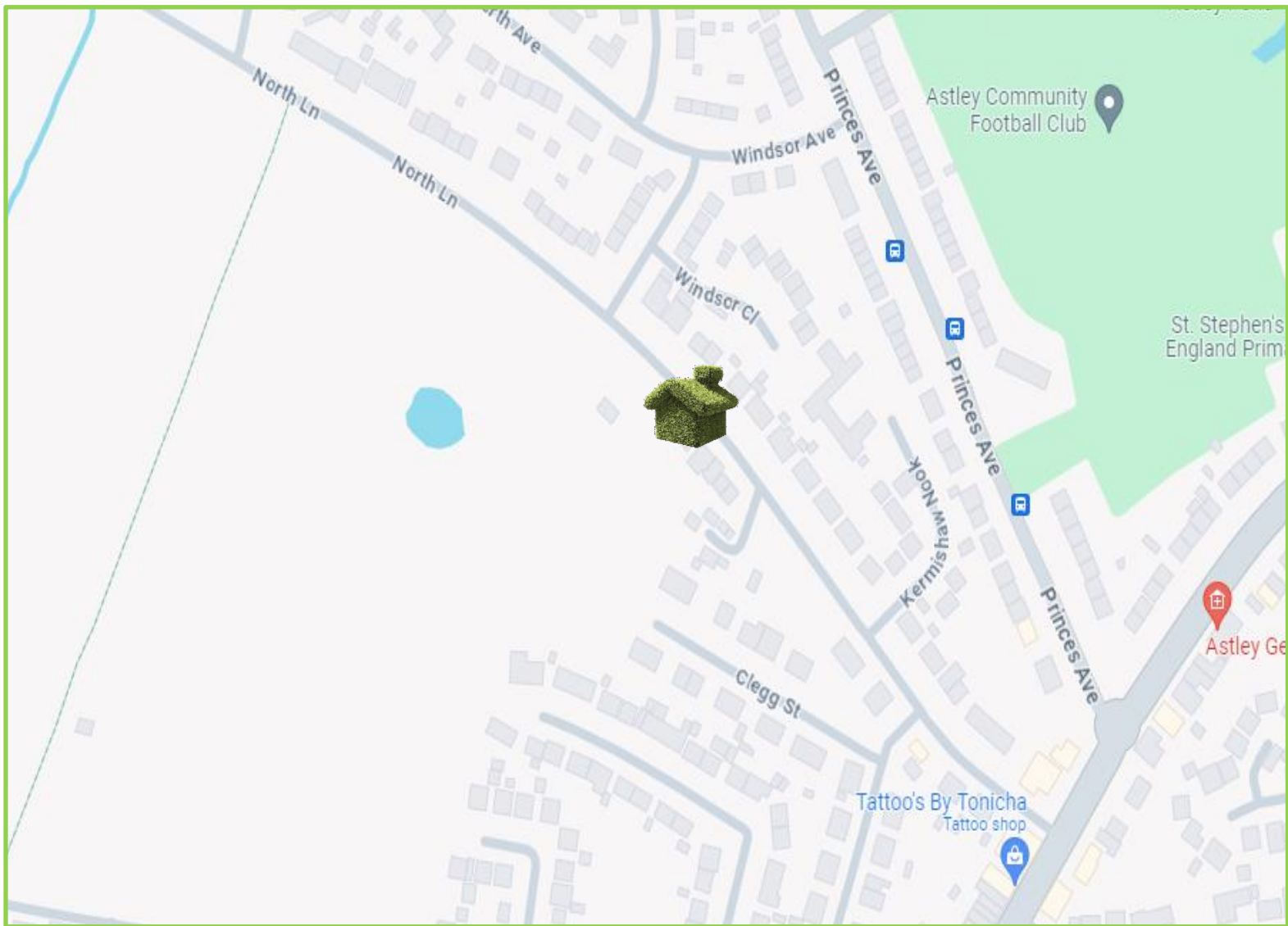
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Other Information

Water mains or private? Mains Parking arrangements?
Driveway Flood risk? No Coal mining issues in the area? No
Broadband how provided? None If there are restrictions on
covenants? Not known Is the property of standard
construction? Standard 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.

Stone Cross Estate Agents LTD

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