



***Derwent Street, Astley M29 7AT***

***£169,950***

*This three-bedroom semi-detached property is perfectly situated close to local amenities, shops, and well-regarded schools, making it ideal for families. It boasts excellent commuter links with the new guided bus route into Manchester and the nearby A580 East Lancashire Road, ensuring easy access to the city and beyond. Though the property requires a full renovation, it presents a fantastic opportunity to create a home tailored to your preferences. Additionally, it comes with no onward chain. The ground floor features a entrance hallway that leads to a lounge, a kitchen, a convenient WC, and a separate dining room. Upstairs, you'll find three bedrooms and a shower room, completing the layout of the upper floor. Externally, the property includes a driveway at the front, offering off-road parking, and a rear garden with a lawn and patio area.*

- THREE BEDROOMS
- FREEHOLD
- CLOSE TO LOCAL SHOPS
- CLOSE TO GUIDED BUS WAY
- EXCELLENT TRANSPORT LINKS
- NO ONWARD CHAIN

### **Hallway**

11' 6" x 6' 4" (3.504m x 1.936m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.

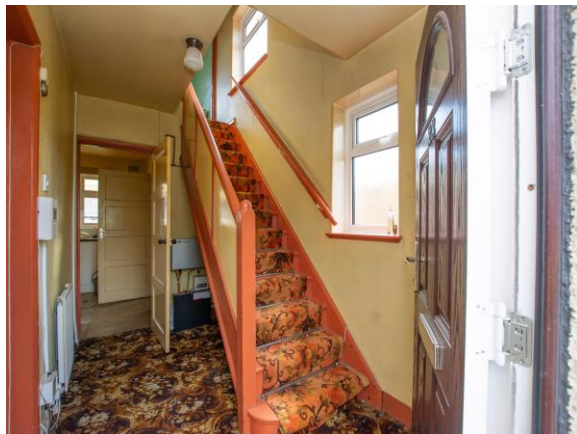
### **Lounge**

11' 0" x 14' 6" (3.355m x 4.416m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring.



### **Kitchen**

10' 1" x 8' 9" (3.068m x 2.659m) UPVC double glazed door to side, ceiling light point, UPVC double glazed window to rear, concrete flooring, wall base and drawer units, freestanding oven space, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap.



### **Dining Room**

9' 11" x 9' 0" (3.024m x 2.732m) Ceiling light point, gas fire, UPVC double glazed window to rear, carpeted flooring.

### **WC**

Ceiling light point, UPVC double glazed window to side, lino flooring, WC.



### **Stairs/Landing**

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

### **Bedroom One**

11' 8" x 11' 11" (3.547m x 3.625m) Ceiling light point, wall mounted radiator UPVC double glazed window to front, carpeted flooring, fitted wardrobes.



### **Bedroom Two**

9' 3" x 14' 9" (2.818m x 4.485m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

### **Bedroom Three**

8' 0" x 9' 3" (2.426m x 2.809m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.

**Shower Room**

6' 3" x 6' 5" (1.911m x 1.962m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, corner shower.



**Outside**

**Outbuildings**

2 outbuildings, 2 x UPVC double glazed doors, concrete flooring.

**Front**

Driveway, lawn, bedding surrounds.

**Garage**



**Rear**

Patio area, lawn, bedding surrounds.

**Tenure**

Freehold

**Council Tax Band**

A

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? No Broadband

If there are restrictions on covenants? Unknown

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)		
23 Derwent Street Asley MANCHESTER M29 7AT	Energy rating	Valid until: 3 July 2034
	<b>C</b>	Certificate number: 2211-1961-0116-4514-6532
Property type	Semi-detached house	
Total floor area	85 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**

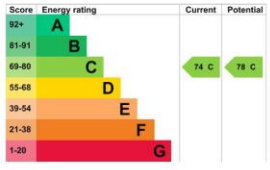
This property's energy rating is C. It has the potential to be C.

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

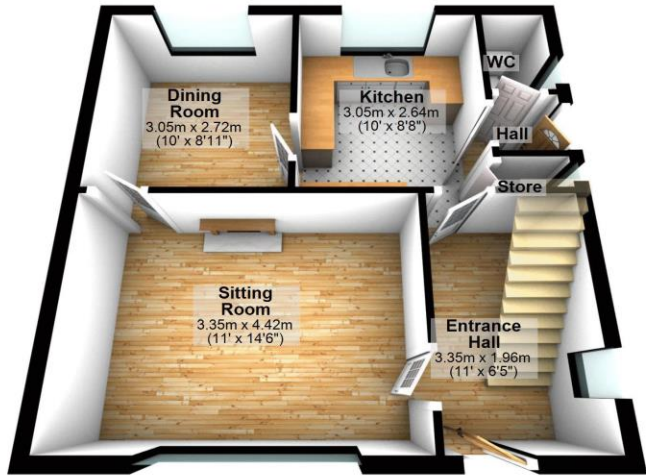
The graph shows this property's current and potential energy rating.

**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



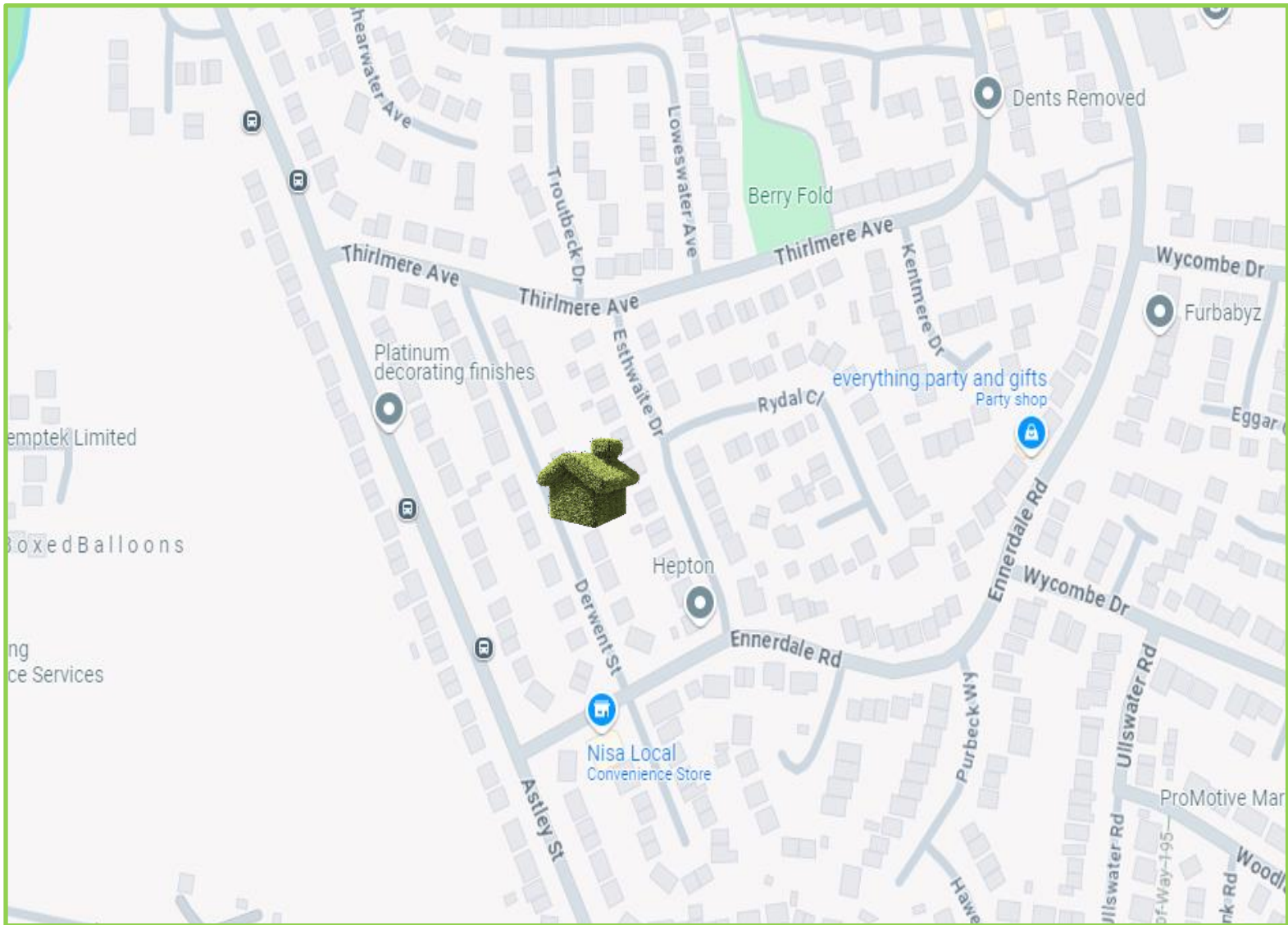
**Ground Floor**



**First Floor**



Total area: approx. 84.6 sq. metres (910.6 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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