



## Astley Brook Close, Astley M29 7SS

Offers Over £385,000

*This four-bedroom detached home is nestled in a highly regarded area, known for its desirable and family-friendly environment. The property boasts a beautifully landscaped rear garden, providing a serene and picturesque outdoor space for relaxation and family activities. The location is ideal for families, with excellent nurseries, primary, and high schools nearby. Residents benefit from the convenience of being within walking distance of bus routes, making daily transportation easy and efficient. Additionally, the home is just a short drive from the East Lancashire Road, offering quick access to major commuting routes. The surrounding area is perfect for family walks, with its beautiful and tranquil settings. The property itself features a welcoming porch that leads into a spacious lounge, perfect for family gatherings. The heart of the home is the kitchen/dining/family room, a versatile space ideal for both everyday living and entertaining. A convenient WC is also located on the ground floor. Upstairs, the home comprises three well-proportioned bedrooms, including a master bedroom with an ensuite. A family bathroom serves the remaining bedrooms. To the front of the property, there is a driveway offering off-road parking. The rear garden is a standout feature, landscaped to create a delightful outdoor space for leisure.*

- TRANSPORT LINKS CLOSE BY
- BEAUTIFUL KITCHEN/DINING/FAMILY AREA
- FOUR BEDROOMS
- LANDSCAPED GARDEN
- EXCELLENT SCHOOLS NEARBY
- DRIVEWAY

### **Porch**

3' 5" x 3' 3" (1.041m x 0.990m) UPVC double glazed door to front, wall mounted radiator, laminate flooring.



### **Lounge**

16' 3" x 12' 6" (4.952m x 3.809m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, laminate flooring.



### **Kitchen/Dining/Family Room**

18' 1" x 21' 0" (5.502m x 6.389m) 2x UPVC double glazed french doors to rear, spotlights, 3 x wall mounted radiators, tiled flooring, 2 x UPVC side panels, wall base and drawer units, gas hob and electric oven, integrated washing machine, dishwasher and fridge freezer, work tops, 1 1/2 sink unit with drainer and mixer tap, island with breakfast bar, storage cupboard, underfloor heating.



### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC.

### **Stairs/Landing**

Ceiling light point, spotlights, carpeted flooring, loft hatch, storage cupboard x 2.

### **Bedroom One**

9' 10" x 12' 0" (2.988m x 3.646m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



### **Ensuite**

Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, WC, basin, shower, tiled walls.

### **Bedroom Two**

12' 3" x 11' 1" (3.746m x 3.383m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Three**

8' 6" x 9' 7" (2.591m x 2.914m) Ceiling light point, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Four**

7' 3" x 8' 9" (2.207m x 2.675m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bathroom**

6' 4" x 6' 3" (1.922m x 1.915m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, basin, bath with shower over, tiled walls.

### **Outside**

#### **Front**

Driveway, lawn.

#### **Rear**

Tiled patio area, lawn, bedding surrounds, outside tap, power points.

#### **Garage**

Power, lighting, up and over door.

#### **Tenure**

Leasehold

#### **Council Tax Band**

D

#### **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? Unknown Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No







Energy performance certificate (EPC)			
12, Astley Brook Close Astley, Tyldesley MANCHESTER M29 7SS	Energy rating	Valid until:	29 August 2026
	<b>B</b>	Certificate number:	8556-7838-4160-5660-6972
Property type	Detached house		
Total floor area	102 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 B. It has the potential to be A.

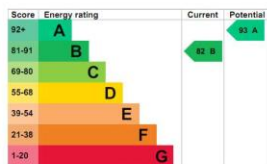
[See how to improve this property's energy efficiency.](#)

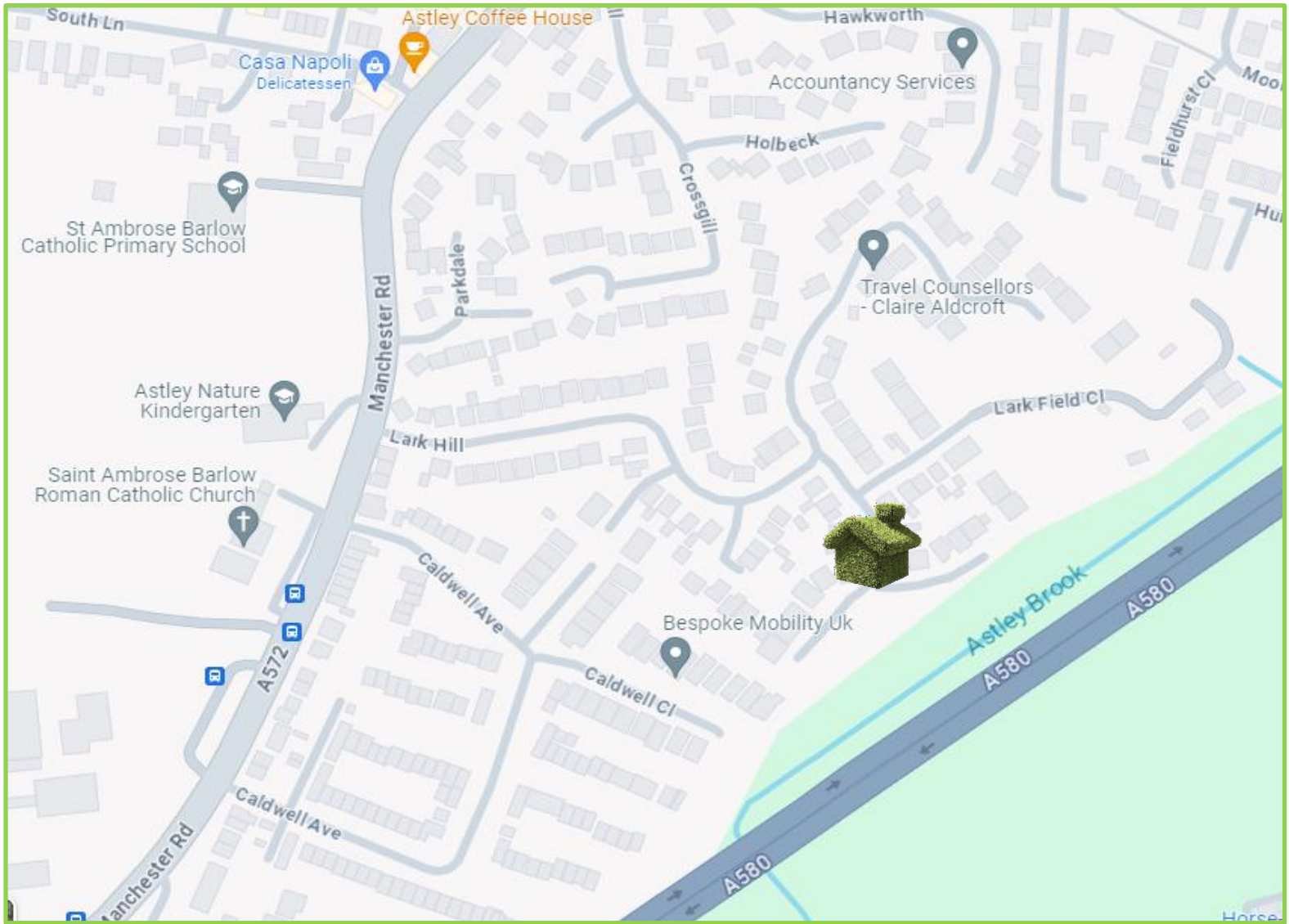
The graph shows this property's current and potential energy rating.

**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





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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