



Ann Lane, Astley M29 7SG

Offers Over £199,995

This one-bedroom ground floor modern apartment, nestled within the prestigious Astley Point Development in Astley, offers a blend of luxury and convenience. The property is part of a well-maintained complex known for its beautiful grounds and vibrant social atmosphere, complete with high-end bars and eateries right on site.

The apartment features secure intercom access, ensuring peace of mind for residents. An allocated parking space is available in the private gated car park, adding to the convenience and security. Inside, the apartment comprises a hallway that leads to an open-plan lounge and kitchen, creating a bright and airy living space perfect for entertaining. The kitchen is modern and well-equipped, and has bifold doors leading to the private rear garden. There is a utility room that provides additional storage and laundry facilities. The master bedroom is generously sized, offering a comfortable retreat. The contemporary bathroom is well-appointed, featuring modern fixtures and fittings. A standout feature of this property is the private garden area, ideal for outdoor seating. Located in a prime area for transport links, the apartment offers easy access to Manchester City Centre, making it an excellent choice for commuters. This exclusive complex provides a sophisticated lifestyle with convenient access to amenities and transport.

- Ground Floor
- Prestigious Development
- Patio doors to private garden
- Private gated entrance
- Amenities close by
- SOUGHT AFTER

Hallway

13' 4" x 4' 0" (4.059m x 1.218m) Fire door- front, ceiling light point, wall mounted radiator, laminate flooring.

Kitchen/Lounge

14' 2" x 17' 8" (4.322m x 5.396m) UPVC double glazed patio door, spotlights, wall mounted radiator, UPVC double glazed window to side, laminate flooring, wall base and drawer units, neff ceramic hob and neff electric oven, integrated fridge freezer and dishwasher, work surfaces, 1 1/2 sink unit.



Utility Room

Washing machine space and work surface.

Bedroom One

11' 9" x 13' 7" (3.572m x 4.135m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring.

Bathroom

5' 7" x 8' 10" (1.703m x 2.689m) Spotlights, heated towel rail, extractor fan, tiled flooring, basin, WC, bath with shower over, tiled flooring.

Rear Garden

Private, patio area.

Tenure

Leasehold

Council Tax Band

A



Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?







Energy performance certificate (EPC)		
Apartment 2 2, Ann Lane Ashey, Tyldesley MANCHESTER M29 7SG	Energy rating	Valid until: 10 September 2028
	B	Certificate number: 0850-3899-7919-9798-7411
Property type	Ground-floor flat	
Total floor area	53 square metres	

Rules on letting this property

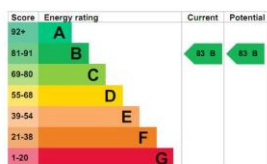
Properties can be let if they have an energy rating from A to E.

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 B.

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

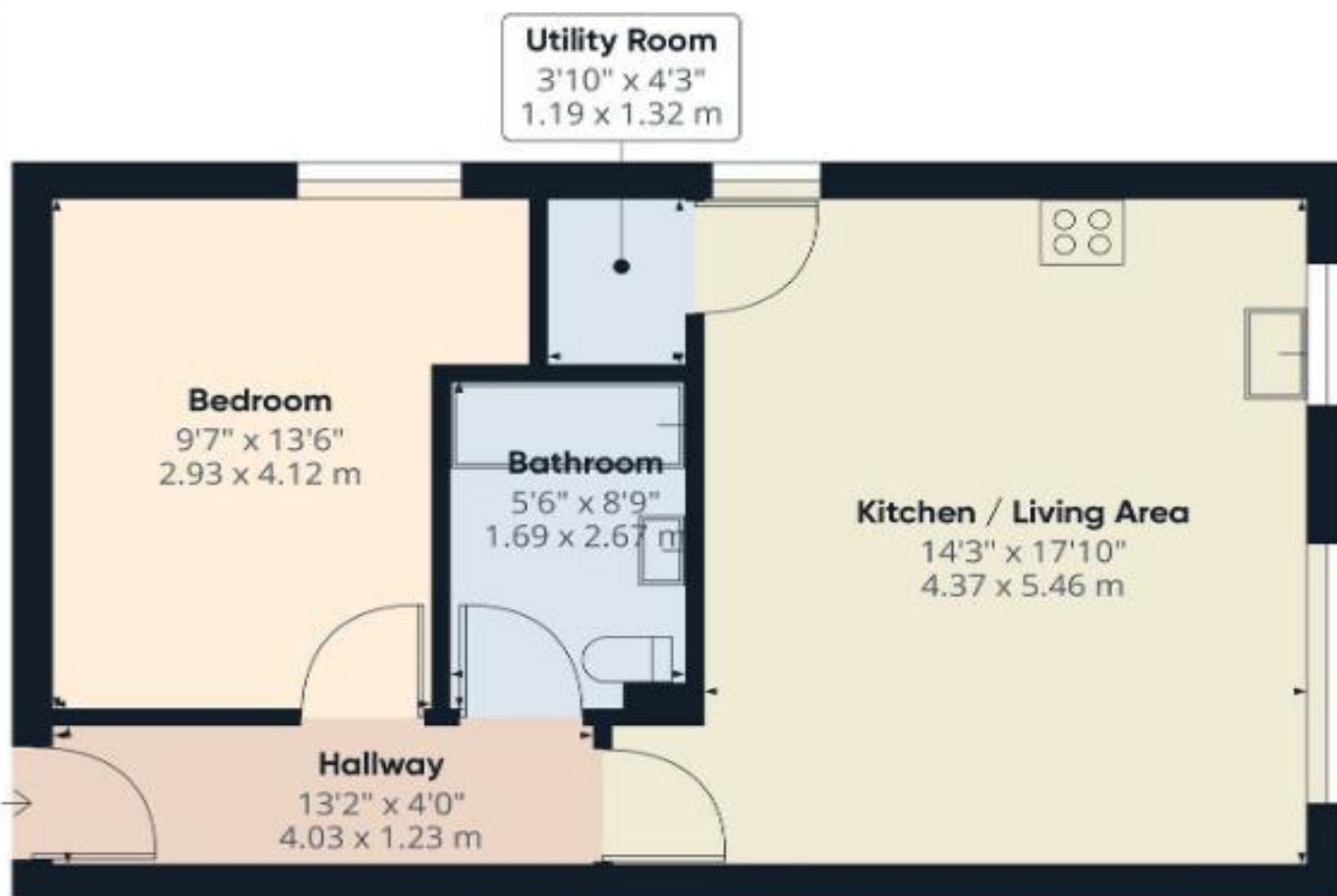


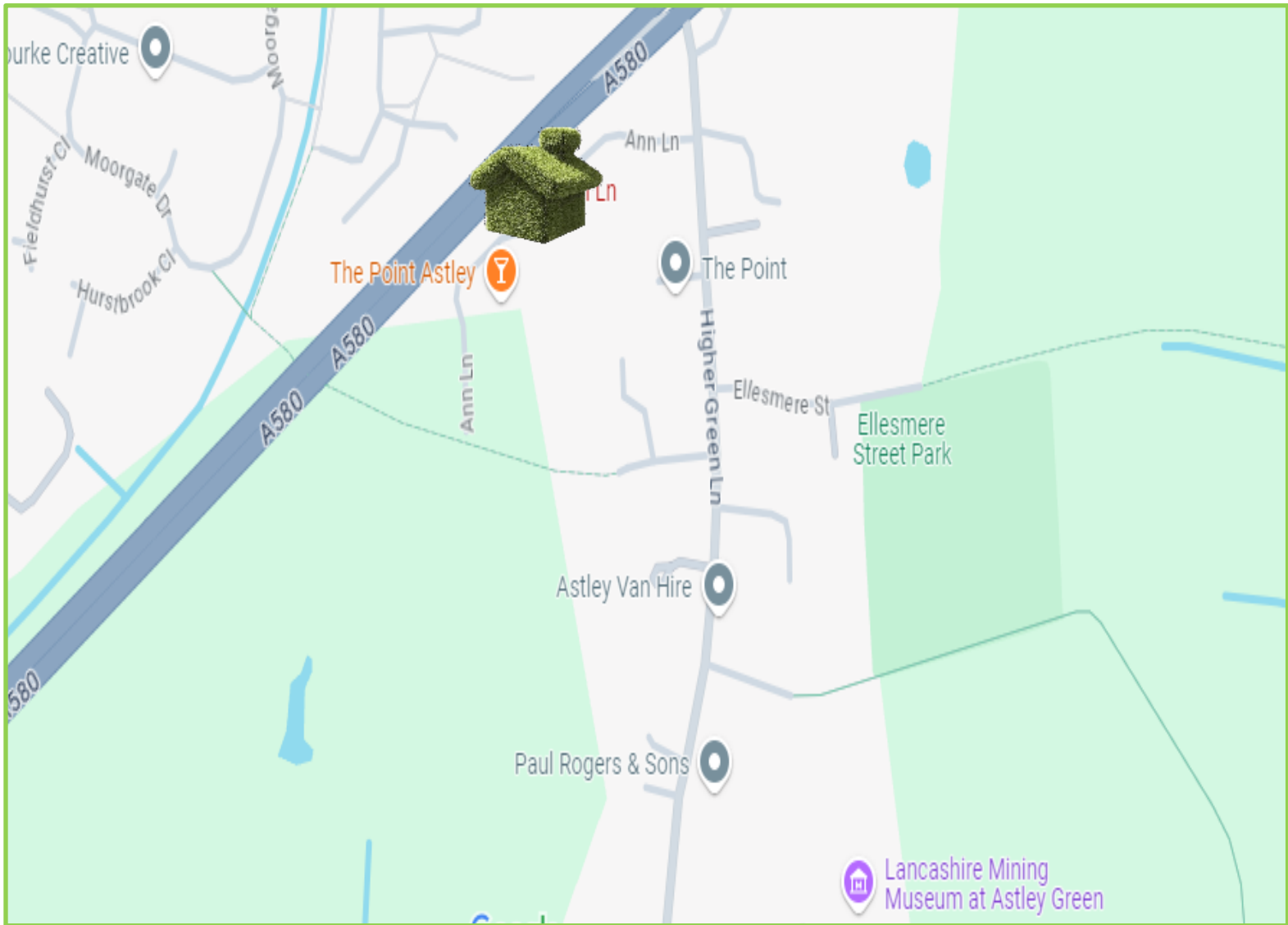
The graph shows this property's current and potential energy rating.

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





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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