



***Blackmoor Avenue, Astley M29 7NT***

**£229,950**

*Nestled in the sought-after area of Astley, this charming semi-detached bungalow offers a blend of comfort and convenience. Located close to local bus routes and benefiting from excellent transport links, including the nearby East Lancashire Road which seamlessly connects to motorway networks, this property is ideally situated for ease of travel. Upon arrival, you're greeted by a front garden featuring a lawn and a driveway providing off-road parking. The bungalow's welcoming entrance leads into a porch, The heart of the home is the lounge, Adjacent to the lounge is the kitchen. The bungalow boasts two bedrooms. A bathroom serves the needs of the household with ease. Additionally, the property includes a dedicated office space, ideal for those who work from home or require a quiet study area. A utility space adds extra convenience. To the rear, the bungalow extends its charm with a delightful outdoor area. The patio provides a great spot for al fresco dining or simply enjoying the fresh air. The rear garden features a lawn, and the detached garage offers secure storage. There's also a versatile shed, which includes a log burner and can serve multiple purposes, from a hobby room to additional storage.*

- EXCELLENT TRANSPORT LINKS
- TWO BEDROOMS
- SEMI DETACHED BUNGALOW
- OFFICE/UTILITY AREA
- DRIVEWAY/GARAGE
- LOCATED IN ASTLEY

### **Porch**

4' 3" x 5' 5" (1.306m x 1.648m) UPVC double glazed front door, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Lounge**

11' 8" x 18' 0" (3.544m x 5.476m x 5.864m) Wooden floor, ceiling light point x 3, wall mounted radiator x 3, UPVC double glazed window to front, carpeted flooring, electric fire.

### **Kitchen**

8' 6" x 8' 9" (2.579m x 2.676m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring, wall base and drawer units, ceramic hob and electric oven, work surfaces, sink unit with drainer and mixer tap, tiled walls.

### **Utility Room**

4' 6" x 8' 11" (1.373m x 2.710m) UPVC double glazed door to rear, laminate flooring, space for washing machine and dryer.

### **Inner Hallway**

Ceiling light point, carpeted flooring, loft hatch.

### **Bedroom One**

12' 1" x 8' 10" (3.683m x 2.691m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

### **Bedroom Two**

9' 3" x 9' 0" (2.826m x 2.731m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

### **Bathroom**

6' 9" x 5' 4" (2.068m x 1.633m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring, basin, WC, bath with shower over, PVC paneling.

### **Shed**

7' 7" x 15' 4" (2.324m x 4.676m) Strip light, log burner, lino flooring, power.





**Garage**

Power, lighting, up and over door, detached.

**Front**

Driveway, lawn, bedding surrounds.

**Rear**

Patio area, lawn.

**Tenure**

Leasehold

**Council Tax Band**

C

**Other Information**

Water mains or private? Mains Parking arrangements?

Driveway Flood risk? Not as far as the vendor is aware Coal mining issues in the area? Not as far as the vendor is aware

Broadband how provided? Cable If there are restrictions on covenants? Not as far as the vendor is aware Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No









Energy performance certificate (EPC)			
10 Blackmoor Avenue Aslway Tyldesley MANCHESTER M29 7NT	Energy rating <b>D</b>	Valid until:	9 February 2033
		Certificate number:	1300-8904-0822-4292-3273
Property type		Detached bungalow	
Total floor area		60 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 D. 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:

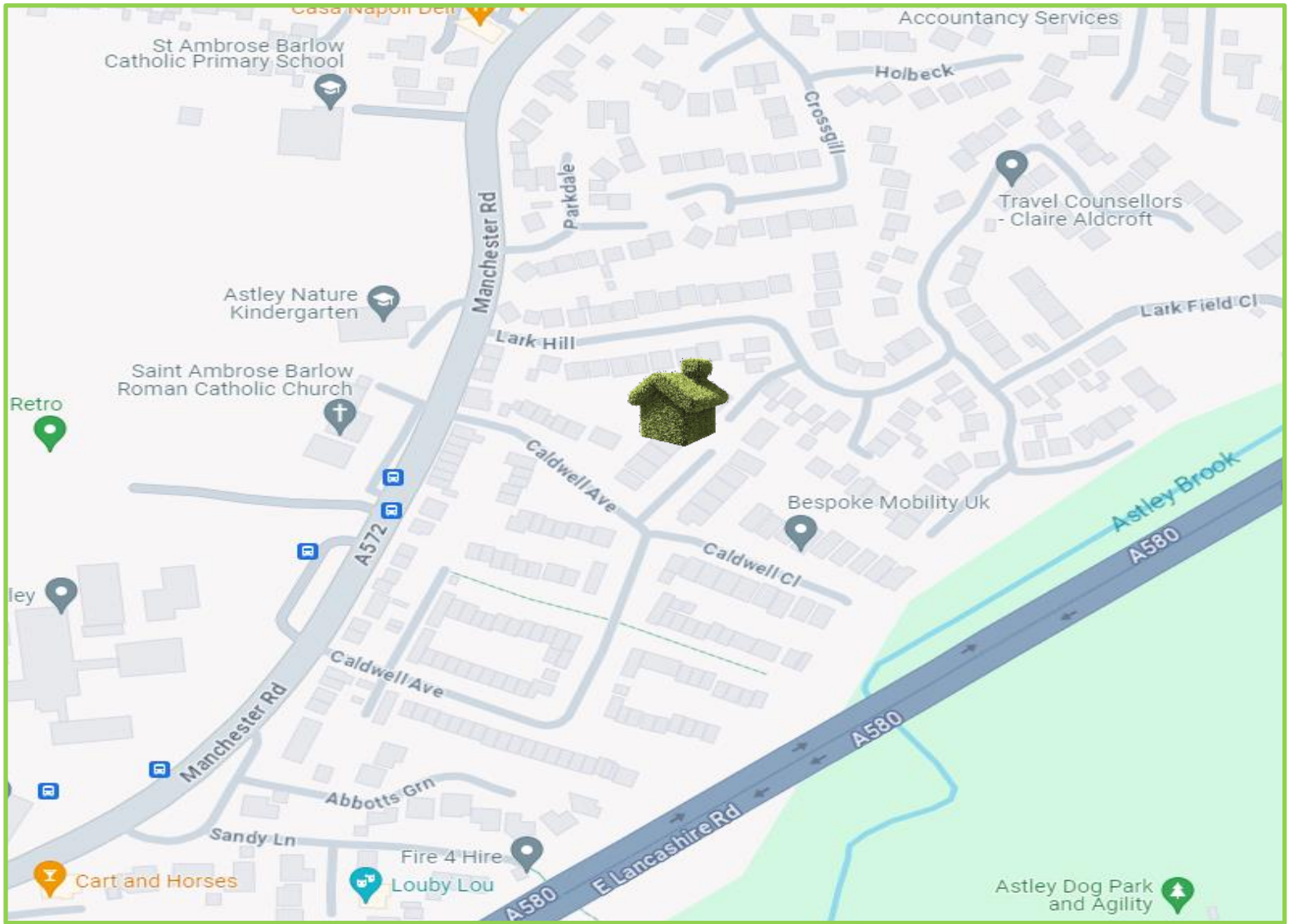
the average energy rating is D  
the average energy score is 60



## Ground Floor







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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