



Higher Green Lane, Astley M29 7HG

£279,995

Nestled within the heart of a sought-after and friendly village, this semi-detached family home embodies the essence of comfort and convenience. Positioned with easy access to an array of amenities, thanks to the nearby East Lancashire Road (A580) facilitating swift connections to commuter networks, and just a short drive away from the guided busway to Manchester city centre, residents are treated to a lifestyle of ease and accessibility. As you step inside, a welcoming hallway sets the stage for the warm and inviting ambiance that permeates throughout the home. The lounge beckons with its cosy atmosphere. Adjacent, are the dining room and kitchen. Ascending the stairs, there are three bedrooms and a bathroom. Externally, the property presents a charming frontage, featuring a long driveway, offering ample parking space and a picturesque welcome to guests. To the rear, a delightful patio area awaits, enveloped by established shrubs that provide privacy and serenity. A convenient shed offers storage solutions for outdoor equipment and gardening essentials. Moreover, the nearby beautiful walks along Higher/Lower Green Lane beckon residents to explore the scenic surroundings and embrace the natural beauty of the area.

- THREE BEDROOMS
- HIGHLY SOUGHT AFTER AREA
- LONG DRIVEWAY
- EXCELLENT TRANSPORT LINKS
- TWO RECEPTION ROOMS
- GUIDED BUS WAY

Hallway

13' 10" x 6' 0" (4.218m x 1.821m) Wooden door to porch, wall light, wall mounted radiator, single glazed stained glass wooden window, carpeted flooring, storage cupboard.

Lounge

15' 7" x 11' 11" (4.746m x 3.642m) Wooden door, ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring, isolated gas fire.

Kitchen

11' 1" x 8' 2" (3.384m x 2.500m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to side and rear, lino flooring, wall base and drawer units, ceramic hob, electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer, half tiled walls.

Dining Room

14' 8" x 11' 10" (4.460m x 3.600m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, isolated gas fire.

Stairs/Landing

Wall lights, UPVC double glazed window to side, carpeted flooring.

Bedroom One

14' 6" x 11' 11" (4.417m x 3.636m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring.

Bedroom Two

10' 7" x 12' 2" (3.235m x 3.712m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobe.

Bedroom Three

8' 7" x 6' 0" (2.622m x 1.822m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted.



Bathroom

5' 11" x 6' 8" (1.806m x 2.028m) Spotlights, wall mounted radiator, UPVC double glazed window to side, lino flooring, basin, WC, walk in corner shower, tiled walls.

Outside

Front

Driveway, bedding surrounds.

Rear

Patio area, bedding surrounds, shed.

Tenure

Leasehold

Council Tax Band

C

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? Unknown

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? Gas fires isolated







Energy performance certificate (EPC)		
26 Higher Green Lane Ashtley Tyldesley MANCHESTER M29 7HG	Energy rating D	Valid until: 4 March 2034 Certificate number: 5834-2627-0300-0285-5206

Property type	Semi-detached house
Total floor area	84 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.

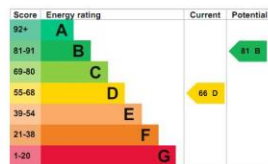
See how to [improve this property's energy efficiency](#).

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:

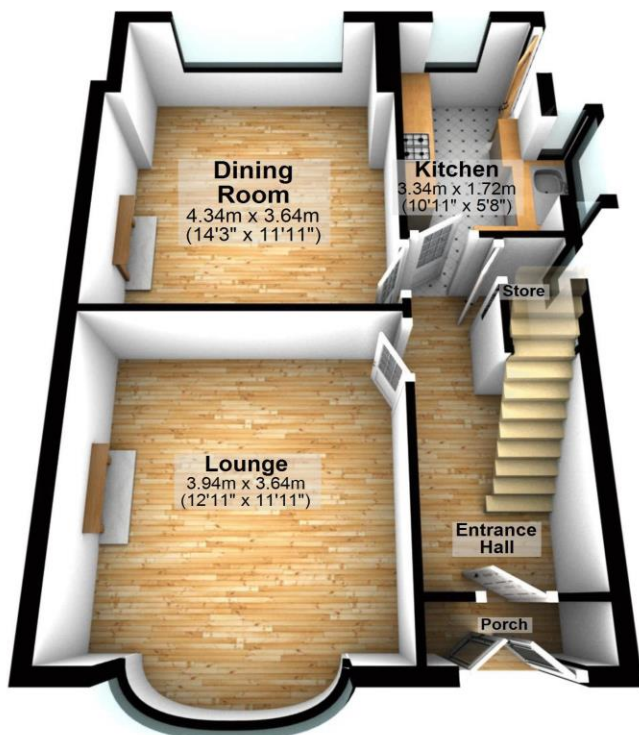
the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/5834-2627-0300-0285-5206?print=true>

14

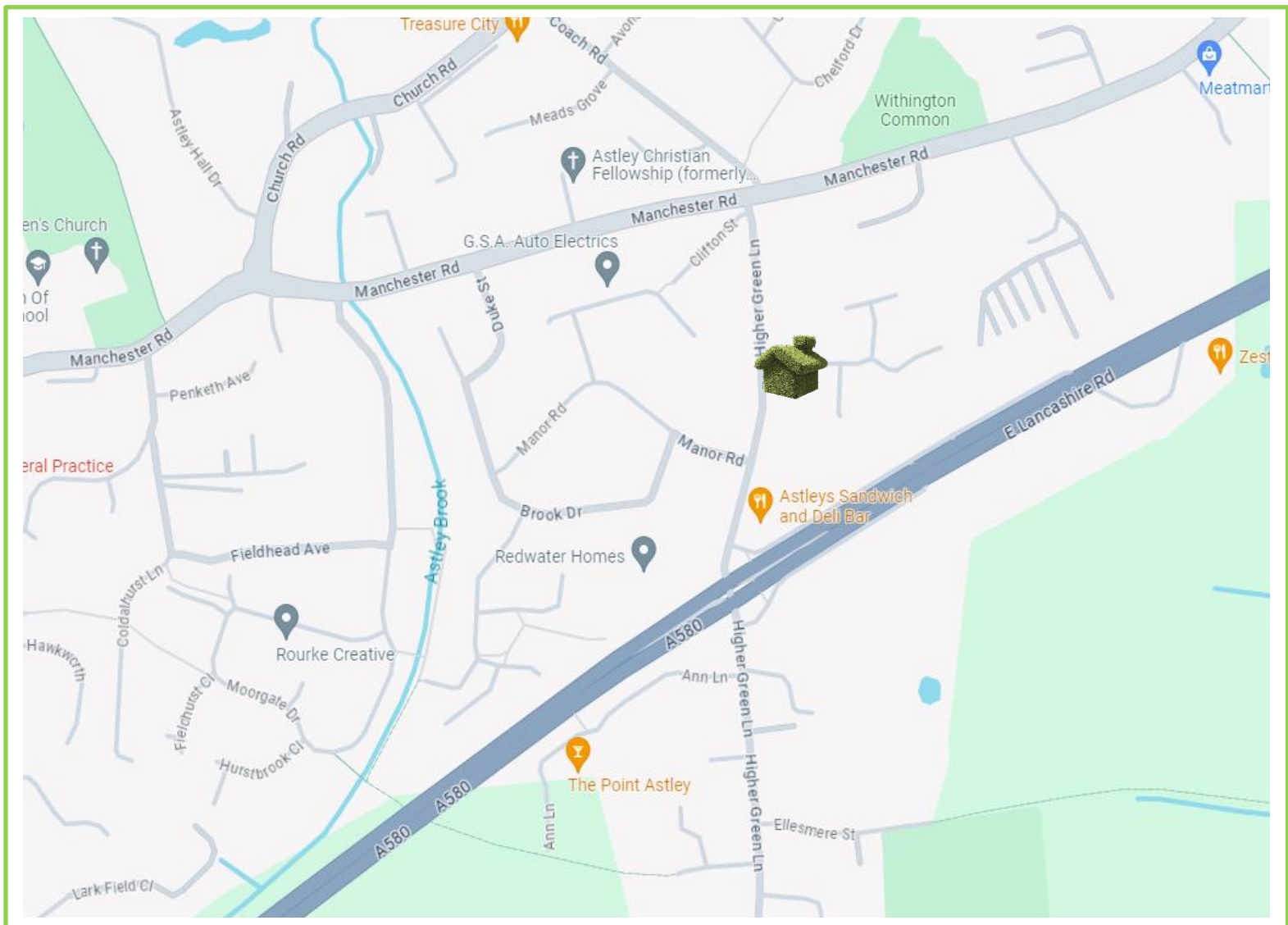
Ground Floor



First Floor



Total area: approx. 87.2 sq. metres (938.4 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

info@stonecrossea.co.uk