



Green Avenue, Astley M29 7EH

Offers Over £310,000

This stunning four-bedroom extended semi-detached property offers a perfect blend of contemporary living and traditional charm. Ideal for families, the home is situated in a prime location with access to excellent primary and high schools nearby. Commuters will appreciate the brilliant transport links, with the East Lancashire Road providing easy access to motorway networks, and a short drive leading to the guided busway offering a direct route into Manchester city centre. The property boasts generous living spaces, beginning with an inviting hallway that features a beautiful cast iron staircase. The spacious lounge is filled with natural light from a large bay window at the front, complemented by a traditional radiator, creating a warm and welcoming atmosphere. A convenient downstairs WC is paired with a utility room for additional functionality. The heart of the home is the stunning L-shaped kitchen with a dining area, perfect for family meals and entertaining. Bifold doors open out to the rear garden, seamlessly blending indoor and outdoor living. Upstairs, the property comprises three bedrooms and an office space, all bedrooms include fitted wardrobes, providing ample storage. The family shower room is modern and elegant, featuring a walk-in shower for a touch of luxury. The outdoor space is truly a highlight, with field views to the rear overlooking greenbelt land and a nearby family park. The garden is beautifully landscaped, featuring a decking area ideal for relaxing or entertaining, and pressed concrete for easy maintenance. An outdoor studio, currently used as a gym, offers versatility as it can also be utilized as a summer house or home office with shed/storage space. This home is perfect for those seeking a comfortable and stylish living environment with excellent amenities and transport links.

- VIEWS OVER FIELDS TO REAR
- EXTENDED SEMI DETACHED
- TRADITIONAL FEATURES
- THREE BEDROOMS WITH FITTED WARDROBES
- OPEN PLAN L SHAPE KITCHEN/DINER
- BEAUTIFUL REAR GARDEN

Hallway

16' 4" x 8' 2" (4.975m x 2.499m) UPVC double glazed door to front, ceiling light point, spotlights, wall mounted radiator, tiled flooring.

Lounge

13' 7" x 11' 9" (4.130m x 3.574m) Pocket doors, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, tiled flooring, gas fire.



Kitchen/Diner

19' 1" x 19' 8" (5.806m x 6.000m) Bifold doors to rear, spotlights, wall mounted radiator, Aluminum double glazed window to rear, velux window, breakfast bar, larder storage, tiled flooring, wall base and drawer units, freestanding space for a range cooker, space for fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls, dishwasher.



Utility/WC

7' 11" x 4' 11" (2.401m x 1.508m) Spotlights, heated towel rail, UPVC double glaze window to side, tiled flooring, space for washer/dryer, WC, basin, oak worktop.

Stairs/Landing

Ceiling light point x 2, UPVC double glazed window x 2 to front and side, carpeted flooring, loft hatch (Boarded storage space with loft ladder access)



Bedroom One

14' 5" x 10' 0" (4.406m x 3.051m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobes.

Bedroom Two

11' 7" x 11' 9" (3.539m x 3.592m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

9' 11" x 9' 8" (3.035m x 2.952m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.



Office

6' 5" x 5' 2" (1.953m x 1.567m) Spotlights, heated towel rail, velux window, carpeted flooring.

Bathroom

6' 9" x 5' 4" (2.053m x 1.627m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, shower with waterfall shower head, tiled walls.

Studio in garden

7' 7" x 12' 8" (2.310m x 3.872m) UPVC double glazed french doors, ceiling light point, UPVC double glazed window, rubberised matting, Shed/Storage space.

Front

Pressed concrete driveway.

Rear

Patio area, pressed concrete, bedding surrounds, greenbelt field views to rear, South facing.

Tenure

Leasehold

Council Tax Band

B

Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Cable 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)			
26 Green Avenue Ashtley Tyldesley MANCHESTER M29 7EH	Energy rating C	Valid until:	13 April 2034
		Certificate number:	2214-9184-2002-0794-1602
Property type	Semi-detached house		
Total floor area	109 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 B.

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

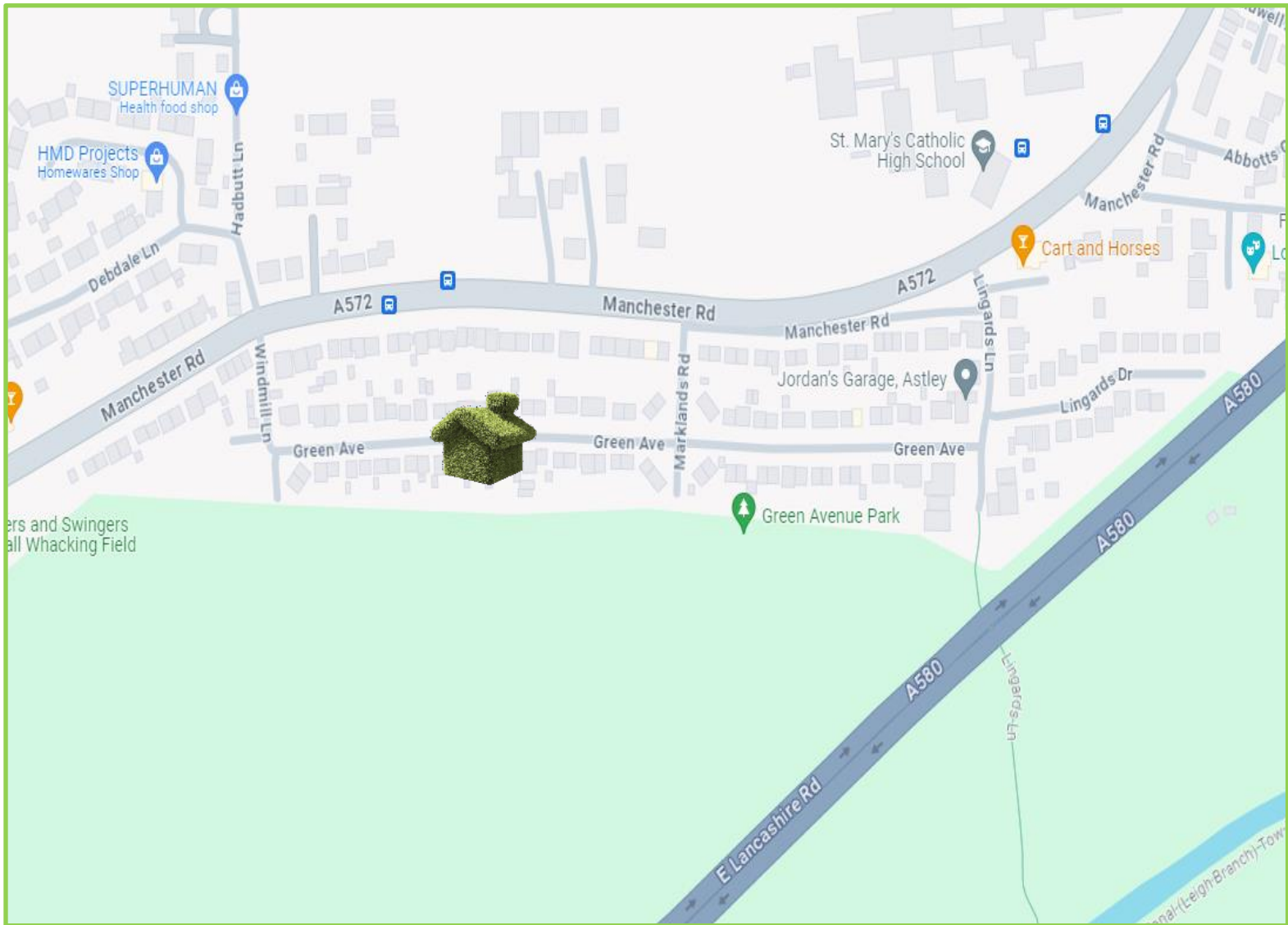
The graph shows this property's current and potential energy rating.

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.

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