



Higher Green Lane, Astley M29 7HG

£225,000

This semi-detached property is situated on the highly sought-after Higher Green Lane in Astley, making it an ideal location for both convenience and lifestyle. Within walking distance to local shops, the property is perfect for commuters, offering easy access to the East Lancashire Road (A580), which connects to major motorway networks. Additionally, the vibrant Astley Point, known for its selection of restaurants and bars, is just a short distance away, providing ample opportunities for dining and socialising. Families will appreciate the excellent schools located nearby, making this property ideal for those with children. Inside, the property features a hall that leads into a lounge and then a L shape dining room, offering a comfortable and versatile living space. Off the dining room is the kitchen. Upstairs, there are three bedrooms, all of which are serviced by a family shower room. Externally, the property benefits from a driveway to the front, providing off-road parking, along with a lawn bordered by established shrubs. The rear garden features a patio area perfect for outdoor dining, and bedding surrounds.

- SOUGHT AFTER AREA
- EXCELLENT COMMUTER LINKS
- CLOSE TO SHOPS
- DRIVEWAY
- REFURBISHMENT PROJECT
- Within easy reach of excellent primary schools & high schools

Hallway

4' 9" x 3' 5" (1.445m x 1.031m) UPVC double glazed door to front, wall light, carpeted flooring.

Lounge

14' 0" x 12' 3" (4.264m x 3.746m) Ceiling light point, wall mounted radiator, wooden bay double glazed window to front, carpeted, gas fire.

Dining Room

19' 3" x 15' 5" (5.871m x 4.708m) L shape, gas fire, ceiling light points x 2, wall mounted radiator, wooden double glazed windows x 3 to side and rear, carpeted.

Kitchen

9' 8" x 8' 11" (2.956m x 2.713m) Wooden side door, strip light, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, freestanding space for oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with mixer tap and drainer, part tiled walls.

Stairs/Landing

Ceiling light point, aluminum side double glazed window, carpeted, loft hatch.

Bedroom One

13' 10" x 8' 11" (4.223m x 2.730m) Ceiling light point, wall mounted radiator, wooden double glazed bay window to front, carpeted, fitted wardrobe.

Bedroom Two

9' 5" x 9' 5" (2.874m x 2.865m) Ceiling light point, wall mounted radiator, wooden double glazed window to rear, carpeted, fitted wardrobes.

Bedroom Three

8' 9" x 6' 2" (2.660m x 1.880m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, carpeted, fitted wardrobes.



Bathroom

5' 4" x 5' 8" (1.634m x 1.720m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, shower.

Outside**Front**

Driveway, lawn, bedding surrounds.

Rear

Patio area, bedding surrounds, greenhouse.

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? None Known

Broadband how provided? Sky

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)			
40 Higher Green Lane Asley Tyldesley MANCHESTER M29 7HG	Energy rating D	Valid until:	26 September 2034
		Certificate number:	2332-3042-5201-5694-3200
Property type		Semi-detached house	
Total floor area		77 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.](#)



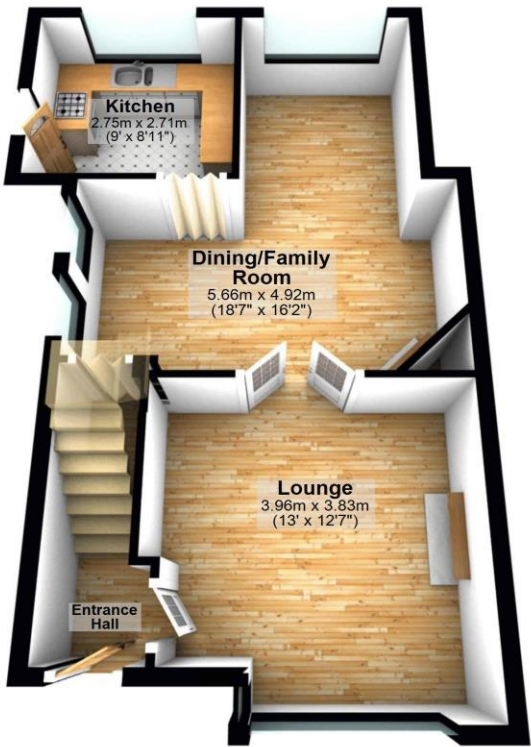
The graph shows this property's current and potential energy rating.

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

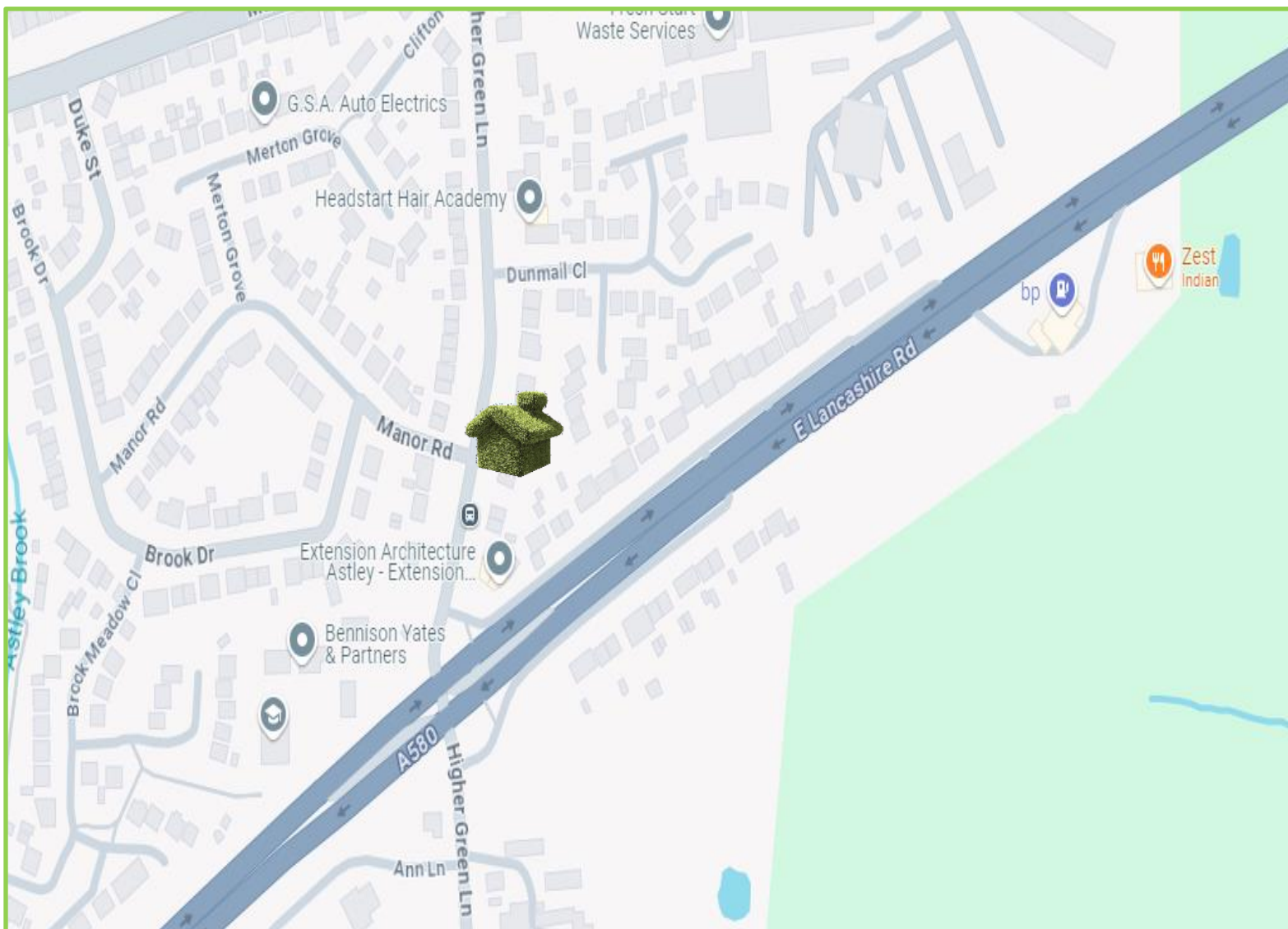
Ground Floor



First Floor



Total area: approx. 78.7 sq. metres (847.3 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

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