



## *Tanhouse Avenue, Astley M29 7RF*

*Offers in the Region Of  
£315,000*

*This detached property, situated off Withington Drive in a highly sought-after area of Astley, offers a comfortable and well-connected family home.*

*Its prime location places it within walking distance of local bus routes, excellent schools, and a short drive from the East Lancashire Road (A580), making commuting and access to amenities convenient. The home comprises a hallway, a convenient ground-floor WC, a spacious lounge, and an open-plan kitchen/dining room, perfect for family gatherings. Upstairs, there are three bedrooms and a family shower room. Externally, the property features a driveway providing off-road parking, a garage for additional storage or parking, and a maintained front lawn adorned with established shrubs. The rear garden is equally impressive, boasting a patio area ideal for outdoor dining and a lawn with scenic views of the surrounding fields, creating a peaceful and private space to relax.*

- FIELD VIEWS TO REAR
- SOUGHT AFTER LOCATION
- EXCELLENT SCHOOLS NEARBY
- IDEAL FAMILY HOME
- GUEST WC
- GARAGE & DRIVEWAY

### **Vestibule**

4' 1" x 3' 11" (1.233m x 1.189m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted.

### **Lounge**

16' 10" x 18' 3" (5.127m x 5.557m) Ceiling light point, 2 wall lights, wall mounted radiator, UPVC double glazed bow window, carpeted flooring, electric fire.

### **Kitchen/Diner**

31' 11" x 18' 10" (9.732m x 5.737m) Sliding UPVC double glazed doors to rear, UPVC double glazed door to side, ceiling light point, strip light, wall mounted radiator x 2, UPVC double glazed window to rear x 2, carpeted and lino flooring, wall base and drawer units, AEG induction hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled.

### **WC**

Ceiling light point, UPVC double glazed window to front, lino flooring, basin, WC.

### **Stairs/Landing**

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

### **Bedroom One**

13' 3" x 10' 10" (4.031m x 3.290m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted.

### **Bedroom Two**

11' 3" x 10' 6" (3.425m x 3.208m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bedroom Three**

7' 7" x 7' 0" (2.315m x 2.136m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted.





**Bathroom**

8' 7" x 7' 2" (2.612m x 2.192m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, shower, tiled walls.



**Outside**

**Garage**

Lighting, up and over door, joined to property.

**Front Garden**

Driveway, lawn, bedding surrounds.

**Rear Garden**

Patio area, lawn, bedding surrounds.

**Tenure**

Leasehold

**Council Tax Band**

D

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? Not Known

Broadband how provided? Not Known

If there are restrictions on covenants? No disposition by a sole proprietor

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No









## Energy performance certificate (EPC)

5, Tenhouse Avenue Astley, Tamesley MANCHESTER M20 7NP	Energy rating	Valid until:	11 April 2028
	<b>C</b>	Certificate number:	8204-0822-8529-3697-1483

Property type	Detached house
Total floor area	106 square metres

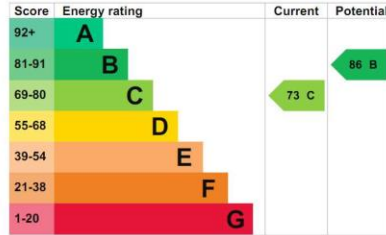
### Rules on letting this property

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/minimum-energy-efficiency-standards-for-rental-properties) <https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>

### 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

### Breakdown of property's energy performance

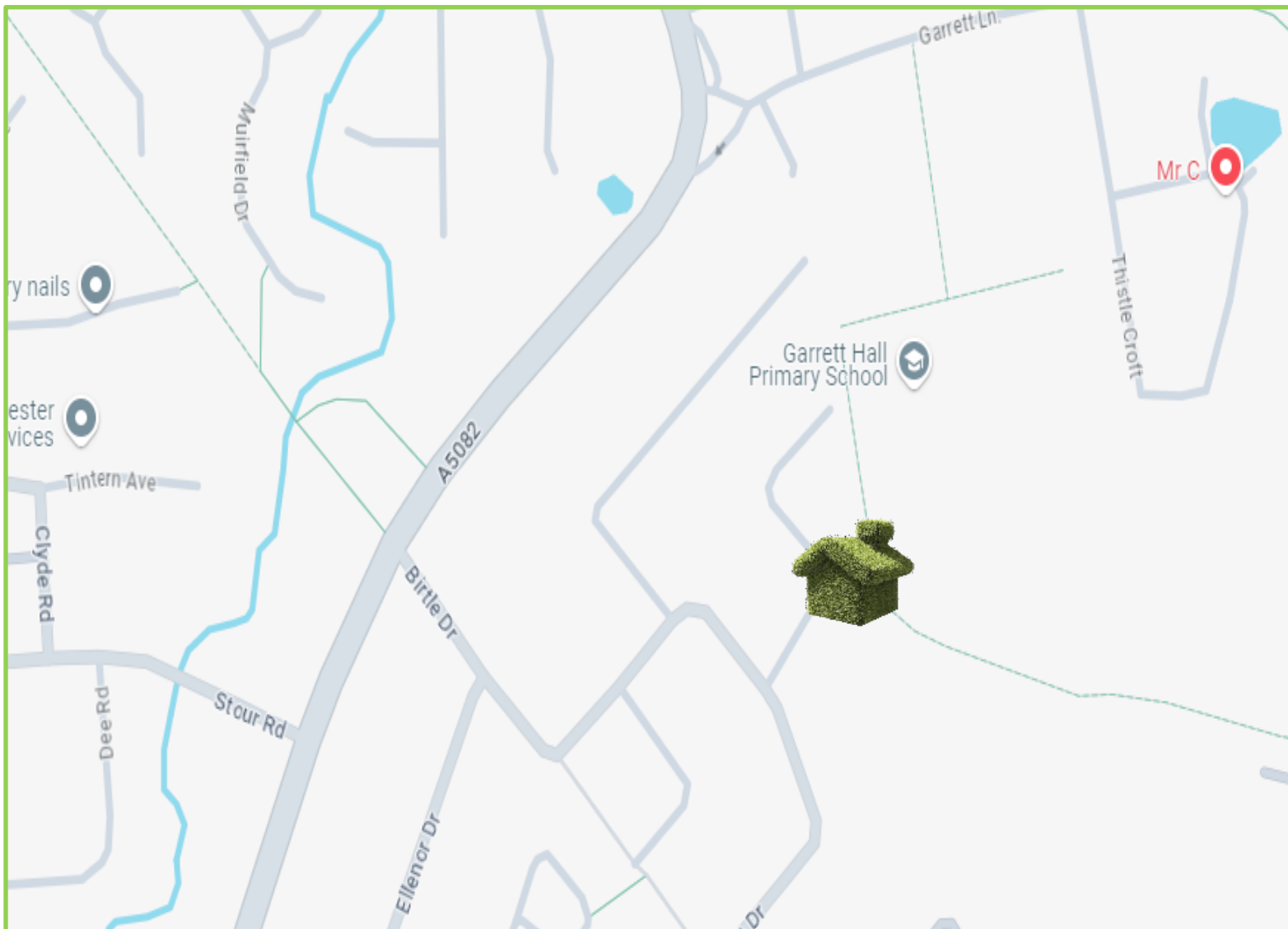
#### Ground Floor



#### First Floor



Total area: approx. 101.9 sq. metres (1097.1 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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