



Ellesmere Street, Astley M29 7QP

Nestled off the desirable Higher Green Lane, this charming cottage offers a tranquil retreat with picturesque views of a field/park to the front. As you approach, you'll be greeted by a well-maintained lawn adorned with bedding plants, creating a welcoming entrance. Upon entering through the porch, you step into a cozy lounge that serves as the heart of the home. The lounge seamlessly connects to a spacious kitchen/dining area. Upstairs, the cottage features two bedrooms, each providing a peaceful sanctuary. A modern shower room completes the upper level, offering convenience and style. The rear of the property boasts a lovely patio area, ideal for outdoor dining or simply relaxing while taking in the serene surroundings. Adjacent to the patio, you'll find artificial grass, ensuring low maintenance and year-round greenery. The rear of the cottage also enjoys unobstructed views of the field, enhancing the sense of openness. Located within walking distance to the vibrant Astley Point, this cottage enjoys the benefits of a prime location with excellent transport links nearby. The East Lancashire Road provides easy access to major motorway networks, making commuting and travel a breeze.

Offers Over £265,000

- SOUGHT AFTER LOCATION
- TWO BEDROOM COTTAGE
- BEAUTIFUL VIEWS TO REAR
- EXCELLENT TRANSPORT LINKS
- BEAUTIFULLY MAINTAINED
- CLOSE TO ASTLEY POINT

Porch

 $3'9'' \times 3'3''$ (1.144m \times 0.997m) UPVC double glazed door to front, ceiling light point, 2 \times UPVC double glazed windows to side, coir matt.

Lounge

11' 9" x 12' 5" (3.583m x 3.793m) Solid wooden feature door with stained glass window, ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, log burner with solid oak beam, pocket doors to kitchen.

Kitchen/dining

 $20'\,1''\,x\,9'\,8''$ (6.112m x 2.939m) UPVC double glazed bifold doors, ceiling light point, spotlights, wall mounted radiator, tiled flooring, wall base and drawer units, induction hob and electric oven, space for washing machine and fridge freezer, solid wooden worktops, Belfast sink with mixer tap, part tiled walls, ceiling lantern.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

 $9'9'' \times 6'5''$ (2.978m x 1.955m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 8" x 3' 1" (2.025m x 0.944m x 1.690m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, WC, shower, tiled walls.

Outside

Front

Lawn, bedding surrounds.









Rear

Patio area, artificial grass, bedding surrounds, views to fields to rear.

Tenure

Leasehold

Council Tax Band

В

Other Information

Water mains or private? Mains
Parking arrangements? Off road
Flood risk? No
Coal mining issues in the area? No
Broadband how provided? Cable
If there are restrictions on covenants? No
Is the property of standard construction? Yes
Are there any public rights of way? No
Safety Issues? N/A























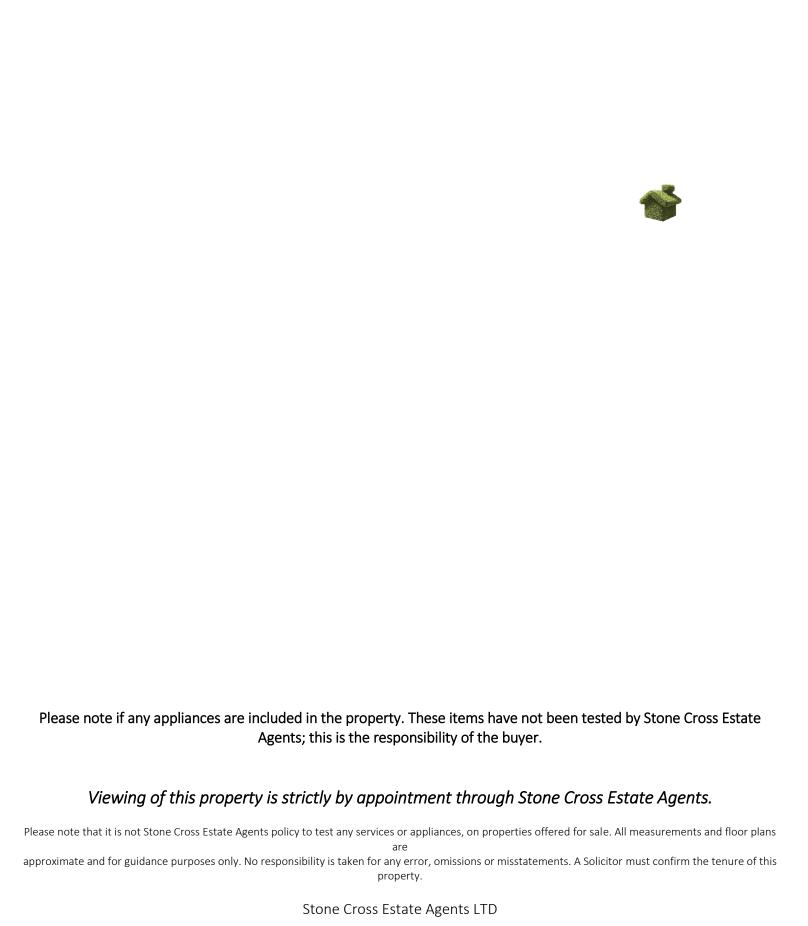












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