



Ellesmere Street, Astley M29 7QP

Offers Over £265,000

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.

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

Porch

3' 9" x 3' 3" (1.144m x 0.997m) UPVC double glazed door to front, ceiling light point, 2 x 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" x 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

B

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









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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