



South Lane, Astley M29 7DF

£179,950

This semi-detached property in Astley offers an ideal family home, particularly for those prioritizing access to excellent primary and high schools. Its location is highly convenient for commuters, with close proximity to the A580 East Lancashire Road, providing easy access to motorway networks. The home is also just a short walk from local shops, making daily errands simple and convenient. Inside, the property features a vestibule, leading into a comfortable lounge and a kitchen/diner, perfect for family meals and entertaining. Upstairs, there are three bedrooms and a family bathroom. Externally, the property has a small flagged garden at the front, offering low-maintenance outdoor space, and a yard at the rear, suitable for relaxing or storage needs. This home provides a blend of practicality and comfort, making it a great option for families looking for a home in a well-connected area.

- CLOSE TO LOCAL SCHOOLS
- IDEAL FOR INVESTORS OR FTB
- WALKING DISTANCE TO SHOPS
- EXCELLENT COMMUTER LINKS
- THREE BEDROOMS
- LOUNGE, KITCHEN/DINER

Vestibule

3' 5" x 3' 0" (1.040m x 0.923m) UPVC double glazed front door, spotlights, carpeted.

Lounge

13' 5" x 16' 0" (4.092m x 4.879m) Spotlights, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring.

Kitchen

11' 10" x 16' 0" (3.609m x 4.865m) UPVC double glazed door to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear x 2, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled, under stairs storage.

Stairs/Landing

Ceiling light point, carpeted.

Bedroom One

14' 5" x 9' 5" (4.399m x 2.869m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted.

Bedroom Two

13' 7" x 7' 8" (4.139m x 2.334m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted.

Bedroom Three

10' 6" x 8' 0" (3.209m x 2.440m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted.

Bathroom

8' 1" x 6' 3" (2.473m x 1.907m) Spotlights, heated towel rail, UPVC double glazed window, lino flooring, basin, WC, bath with shower over, Tiled.

Outside

Front

Flagged



Rear

Concrete

Tenure

Freehold

Council Tax Band

A

Other Information

Water mains or private? Mains

Parking arrangements? Off road to rear not guaranteed

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Unknown

If there are restrictions on covenants? Speak to agent

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)			
42, South Lane Ashey, Tydesley MANCHESTER M29 7DF	Energy rating	Valid until:	8 December 2029
	D	Certificate number:	0418-1975-6232-4391-1990
Property type	Semi-detached house		
Total floor area	86 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.

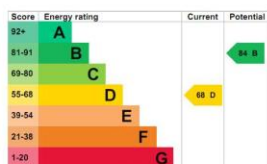
[See how to improve this property's energy efficiency.](#)

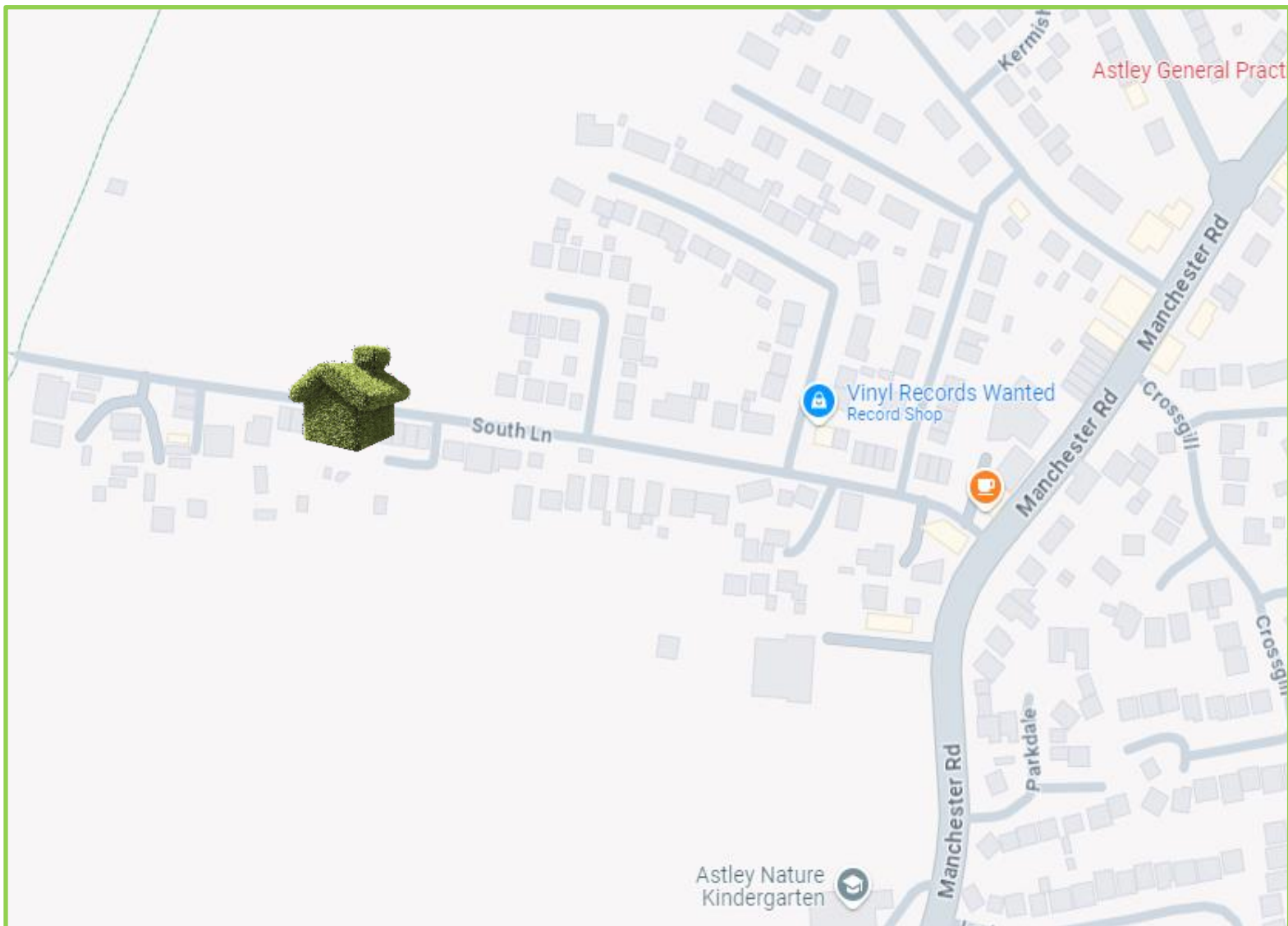
The graph shows this property's current and potential energy rating.

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





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

info@stonecrossea.co.uk