



Withington Drive, Astley M29 7NW

*Offers in the Region Of
£320,000*

This well-presented semi-detached property is located on the highly sought-after Withington Drive, set within a family-oriented neighborhood known for its excellent schools and situated within a prime catchment area. Ideal for commuters, it's just a short drive from the A580 East Lancashire Road, providing convenient access to motorway networks. The property features a welcoming vestibule leading into a spacious lounge, followed by a modern open-plan kitchen that flows into an L-shaped dining area/2nd reception room and family room, creating a perfect space for both entertaining and everyday living. There is also a convenient WC on the ground floor. Upstairs, the property boasts three generously sized bedrooms and a family bathroom. Externally, the front offers a long driveway, a neatly maintained lawn, and established shrubs, providing ample parking and access to a garage. The rear garden features a patio area ideal for outdoor dining, low-maintenance artificial grass, and attractive bedding surrounds, creating a relaxing outdoor space. This home is perfect for families looking for a convenient, community-focused location with all the amenities close by.

- SOUGHT AFTER AREA
- CATCHMENT AREA FOR LOCAL GOOD SCHOOLS
- EXCELLENT COMMUTER LINKS
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- WELL PRESENTED

Vestibule

3' 6" x 2' 9" (1.058m x 0.837m) UPVC double glazed door to front, spotlights, tiled flooring.

Lounge

17' 5" x 12' 7" (5.299m x 3.829m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring, gas fire.

Kitchen

9' 7" x 10' 8" (2.911m x 3.255m) UPVC double glazed to rear, laminate flooring, wall base and drawer units, gas hob and electric oven, integrated washing machine, dishwasher and fridge freezer, work tops, 1 1/2 sink unit with drainer and mixer tap, part tiled walls.

Dining Room/ 2nd Reception room

18' 4" x 15' 10" (5.592m x 4.826m) Ceiling light point x 3, wall mounted radiator x 3, UPVC double glazed sliding door to rear, UPVC double glazed door to side, laminate/carpeted flooring.

Family Room

12' 9" x 18' 5" (3.876m x 5.608m) Velux window, wall mounted radiator, UPVC double glazed windows, laminate flooring.

WC

Ceiling light point, wall mounted radiator, tiled flooring, basin, WC.

Stairs/Landing

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

Bedroom One

12' 8" x 10' 6" (3.862m x 3.196m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

8' 3" x 10' 4" (2.511m x 3.158m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, built in wardrobe.



Bedroom Three

9' 10" x 8' 1" (3.000m x 2.468m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

8' 2" x 7' 5" (2.490m x 2.270m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over, tiled flooring.

Outside

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds.



Garage

Power, lighting, up and over door.

Tenure

Leasehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fibre

If there are restrictions on covenants? No

Is the property of standard construction? Yes

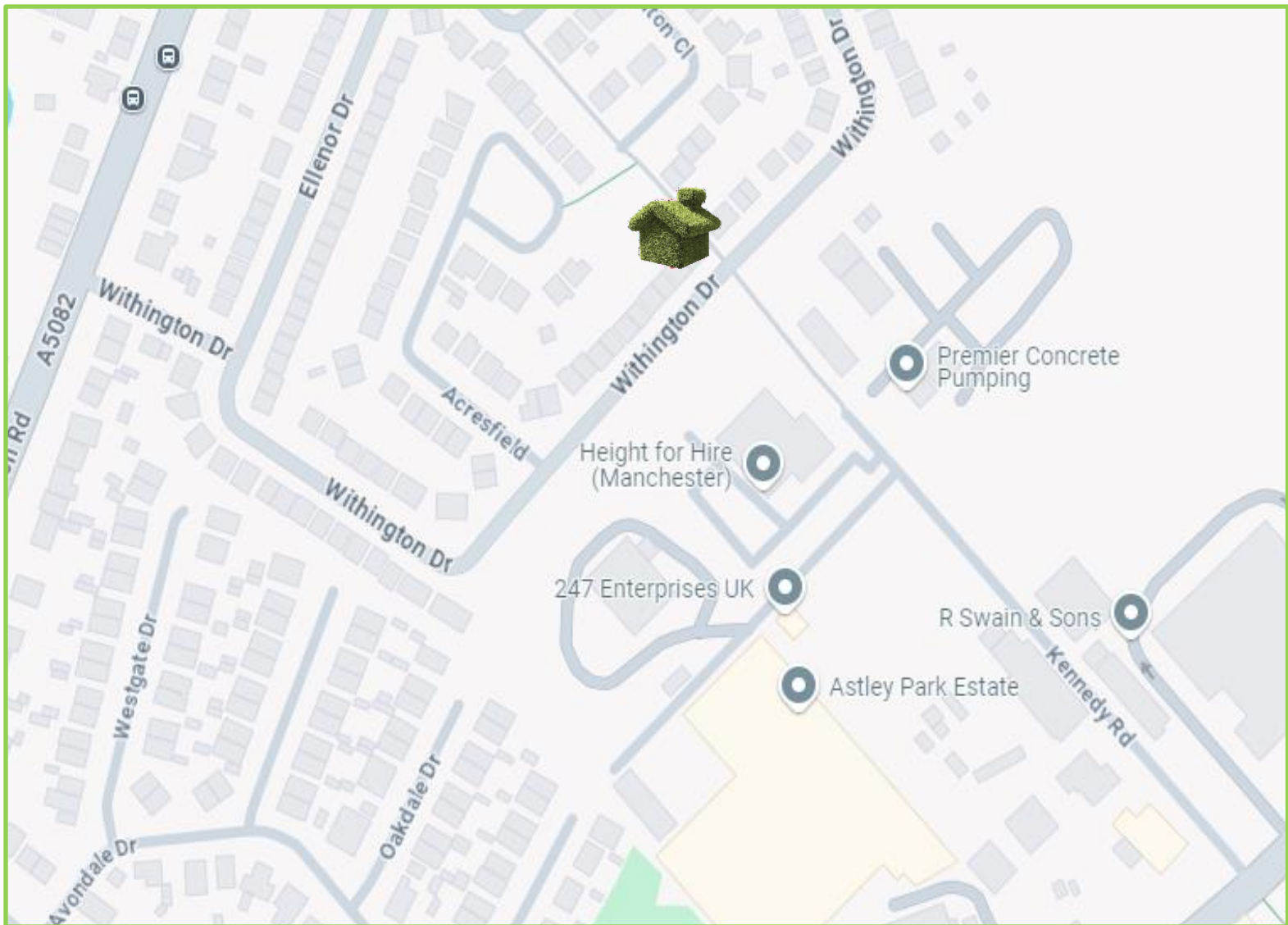
Are there any public rights of way? No

Safety Issues? None









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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