



South Lane, Astley M29 7GQ

Offers in Excess of
£159,950

This two-bedroom terraced property is an excellent opportunity for both investors and first-time buyers. The ground floor offers a cozy lounge, perfect for relaxing or entertaining, leading to a spacious kitchen/diner that provides ample room for family meals and gatherings. Upstairs, you'll find two bedrooms and a family bathroom. Outside, the property boasts a small, low-maintenance front garden, while the rear yard is fully paved and includes an outhouse, ideal for extra storage. Located in the desirable area of Astley, the home is close to reputable schools, making it ideal for families. It's also within walking distance of local shops and amenities, and just a short drive to the A580 East Lancashire Road, offering excellent transport links. For investors, the property presents a rental potential of £795 per month, which equates to a strong yield of 5.96%. This property offers great value and potential for growth in a sought-after location. Please note the photos used for advertising are from before the tenant moved into the property.

- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- CLOSE TO GOOD SCHOOLS
- EXCELLENT COMMUTER LINKS
- TWO BEDROOMS
- WALKING DISTANCE TO SHOPS
- NO ONWARD CHAIN

Vestibule

3' 9" x 3' 0" (1.151m x 0.907m) UPVC double glazed door to front, carpeted.



Lounge

14' 11" x 14' 11" (4.546m x 4.547m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted, gas fire.



Kitchen/Diner

14' 7" x 14' 11" (4.449m x 4.556m) Wooden door to rear, spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink 1/2 sink unit with drainer and mixer tap, part tiled walls, under stairs storage.

Stairs/Landing

Ceiling light point, wall mounted radiator, carpeted, loft hatch.



Bedroom One

15' 0" x 14' 11" (4.571m x 4.559m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows x 2 to front, carpeted.

Bedroom Two

14' 7" x 8' 8" (4.449m x 2.636m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted.

Bathroom

8' 0" x 6' 0" (2.448m x 1.829m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, basin, Wc, bath with shower over, part tiled walls.



Outside

Front

Flagged

Rear

Patio area, brick outhouse.

Tenure

Freehold

Other Information

Water mains or private? Mains

Parking arrangements? On road not guaranteed

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? Rear of property

Safety Issues? No





Energy performance certificate (EPC)			
19, South Lane Ashey, Tydesley MANCHESTER M29 7GQ	Energy rating C	Valid until:	13 May 2030
		Certificate number:	0168-2844-6755-2890-5815
Property type	Mid-terrace house		
Total floor area	80 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 C. It has the potential to be B.

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

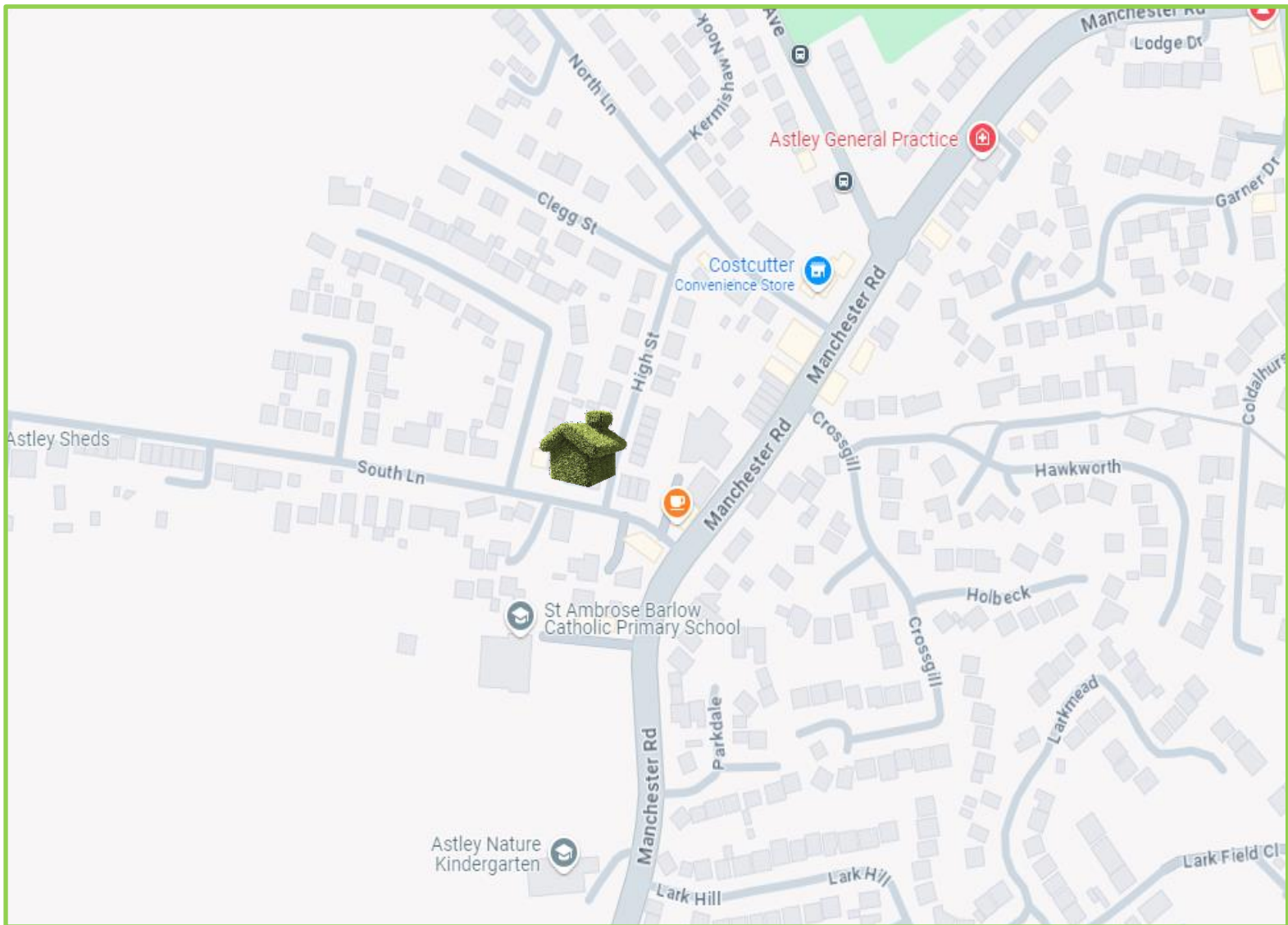


The graph shows this property's current and potential energy rating.

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



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