



Astley Brook Close, Astley M29 7SS

Offers Over £375,000

This detached property is nestled in a highly sought-after area of Astley, perfect for families seeking proximity to excellent primary and high schools. The location boasts brilliant transport links, including local bus routes, the nearby East Lancashire Road (A580) providing easy access to motorway networks, and the guided busway directly connecting to Manchester city centre for commuters. The home begins with a welcoming vestibule, leading into a lounge. At the heart of the property is a modern kitchen/family room, featuring sleek finishes, a central kitchen island, and French doors opening onto the garden, making it an ideal space for entertaining and family gatherings. Additionally, a versatile second reception room offers multiple potential uses, such as a playroom, study, or formal dining room. Upstairs, the property offers four well-proportioned bedrooms, including a master bedroom with an ensuite, and a stylish family bathroom. The exterior is equally impressive, with a driveway and lawn at the front, providing ample off-road parking. The rear garden is a private haven, featuring a patio area, well-maintained lawn, and established shrubs, perfect for outdoor relaxation and entertaining. This home is a perfect blend of modern living and convenience in a desirable location.

- FOUR BEDROOMS
- SOUGHT AFTER AREA
- TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS
- ENSUITE TO MASTER
- DOUBLE DRIVEWAY

Vestibule

2' 11" x 3' 3" (0.9m x 1.0m) Composite door with fob/mobile entry system, ceiling light point, wall mounted radiator, wooden laminate flooring.

Lounge

12' 10" x 12' 2" (3.9m x 3.7m) Door from vestibule, ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, wooden laminate flooring.



Kitchen/Dining/Family area

20' 8" x 14' 9" (6.3m x 4.5m) UPVC double glazed french doors to rear elevation x2 with UPVC window, spotlights, wooden laminate flooring, wall base and drawer units, electric oven, micro/grill and 5 ring gas burner hob and extractor, integral fridge freezer and washing machine and dishwasher, 1 1/2 composite sink and drainer, chrome mixer tap, , understairs storage, island with breakfast bar seating and units, stairs to first floor, part tiled walls.



2nd Reception Room

8' 7" x 7' 7" (2.61m x 2.31m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, meter cupboard.

WC

3' 3" x 3' 11" (1m x 1.2m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side elevation, wooden laminate flooring, basin, WC.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side elevation, carpeted flooring, loft hatch (loft is boarded) airing cupboard.



Bedroom One

9' 10" x 11' 10" (3.0m x 3.6m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, space for wardrobes.

Bedroom Two

11' 6" x 7' 10" (3.5m x 2.4m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring, space for wardrobes.



Bedroom Three

9' 6" x 8' 2" (2.9m x 2.5m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring, space for wardrobe.

Bedroom Four

6' 3" x 8' 6" (1.9m x 2.6m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, space for wardrobe.

Bathroom

4' 3" x 5' 3" (1.3m x 1.6m) Spotlights, chrome heated towel rail, UPVC double glazed window to side elevation, tiled flooring, basin, WC, bath with chrome mixer shower over, part tiled walls.

Ensuite to master

2' 11" x 8' 2" (0.9m x 2.5m) Spotlights, chrome heated towel rail, WC, basin, double shower with chrome mixer, part tiled walls, tiled flooring,

Outside**Front**

Double driveway, lawn, shrubs.

Rear

Patio area, lawn, well stocked planted borders.

Council Tax Band

D

Tenure

Leasehold

Other Information

Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? FTTP If there are restrictions on covenants? Not Known Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No







| Energy performance certificate (EPC) | | | |
|---|---------------------------|---------------------|--------------------------|
| 1, Astley Brook Close Astley, Tyldesley MANCHESTER M29 7SS | Energy rating B | Valid until: | 27 April 2027 |
| | | Certificate number: | 0150-3818-7747-9423-2521 |
| Property type | | Detached house | |
| Total floor area | | 102 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 B. It has the potential to be A.

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

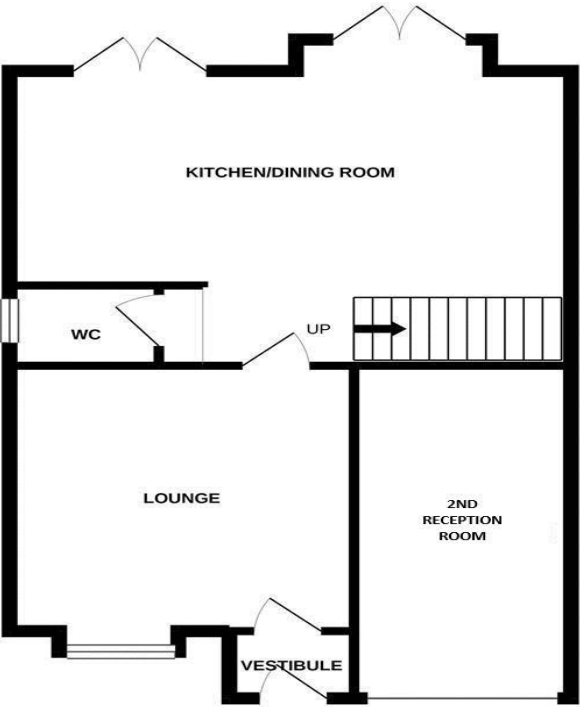
The graph shows this property's current and potential energy rating.

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.

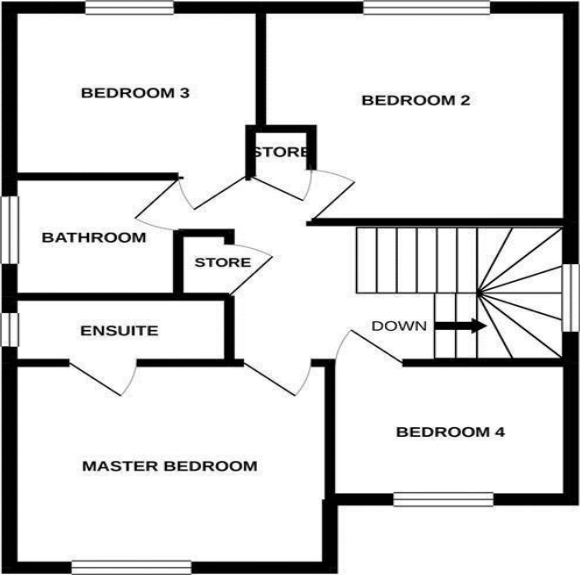
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

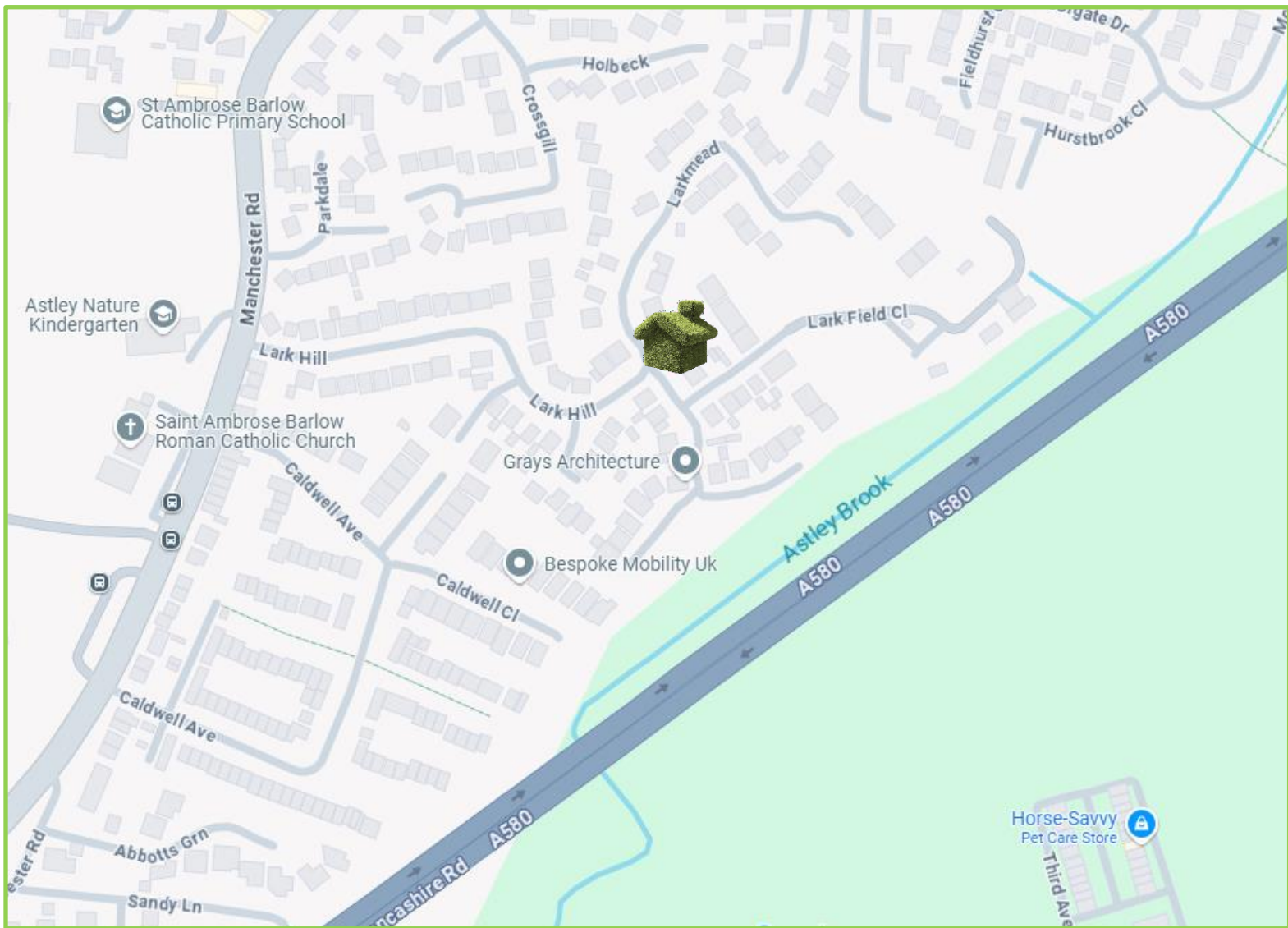


GROUND FLOOR



1ST FLOOR





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

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