



Avon Road, Astley M29 7HN

*Offers in the Region Of
£260,000*

This extended three-bedroom semi-detached property is ideally situated for commuters, offering excellent access to the East Lancashire Road and connecting motorway networks. It's also just a short drive to the guided busway, providing seamless transit to Manchester City Centre. The surrounding area boasts a vibrant selection of restaurants, shops and bars, perfect for dining and entertainment. Upon entering, you're greeted by a welcoming hallway that leads to a comfortable lounge, ideal for relaxation. The heart of the home is the U-shaped kitchen/dining/family room, a versatile space that combines functionality and style, perfect for cooking, dining, and gathering with loved ones. Upstairs, there are three bedrooms, offering ample space for a growing family or home office needs. The four-piece bathroom suite adds a touch of luxury, featuring both a bath and a separate shower. Outside, the property benefits from a driveway at the front, providing convenient off-road parking. To the rear, you'll find a garden with a patio area and lawn. This property offers a fantastic combination of comfort, convenience, and location, making it an excellent choice for both families and professionals.

- DRIVEWAY/GARAGE
- THREE BEDROOMS
- EXCELLENT COMMUTER LINKS
- 4 PIECE BATHROOM SUITE
- GOOD SCHOOLS NEARBY
- EXTENDED

Hallway

13' 0" x 6' 3" (3.953m x 1.917m) UPVC double glazed door to front, spotlights, wall mounted radiator, side panel UPVC double glazed window, laminate flooring.

Lounge

14' 8" x 11' 1" (4.474m x 3.366m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.



Kitchen/Dining

16' 3" x 18' 5" (4.947m x 5.612m) UPVC double glazed door to side, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, NEFF gas hob and NEFF electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled.

Family Room

7' 3" x 7' 9" (2.215m x 2.352m) UPVC double glazed door to rear, ceiling light point, side panel window, laminate flooring.



Stairs/Landing

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

Bedroom One

11' 4" x 9' 6" (3.442m x 2.895m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted.

Bedroom Two

11' 6" x 10' 9" (3.494m x 3.284m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

7' 8" x 7' 11" (2.331m x 2.420m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

7' 11" x 6' 8" (2.410m x 2.033m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath, walk in shower, tiled walls.

Garage**Outside****Front**

Driveway

Rear

Patio area, lawn.

Tenure

Freehold

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? FTTC

If there are restrictions on covenants? No

Is the property of standard construction? Yes

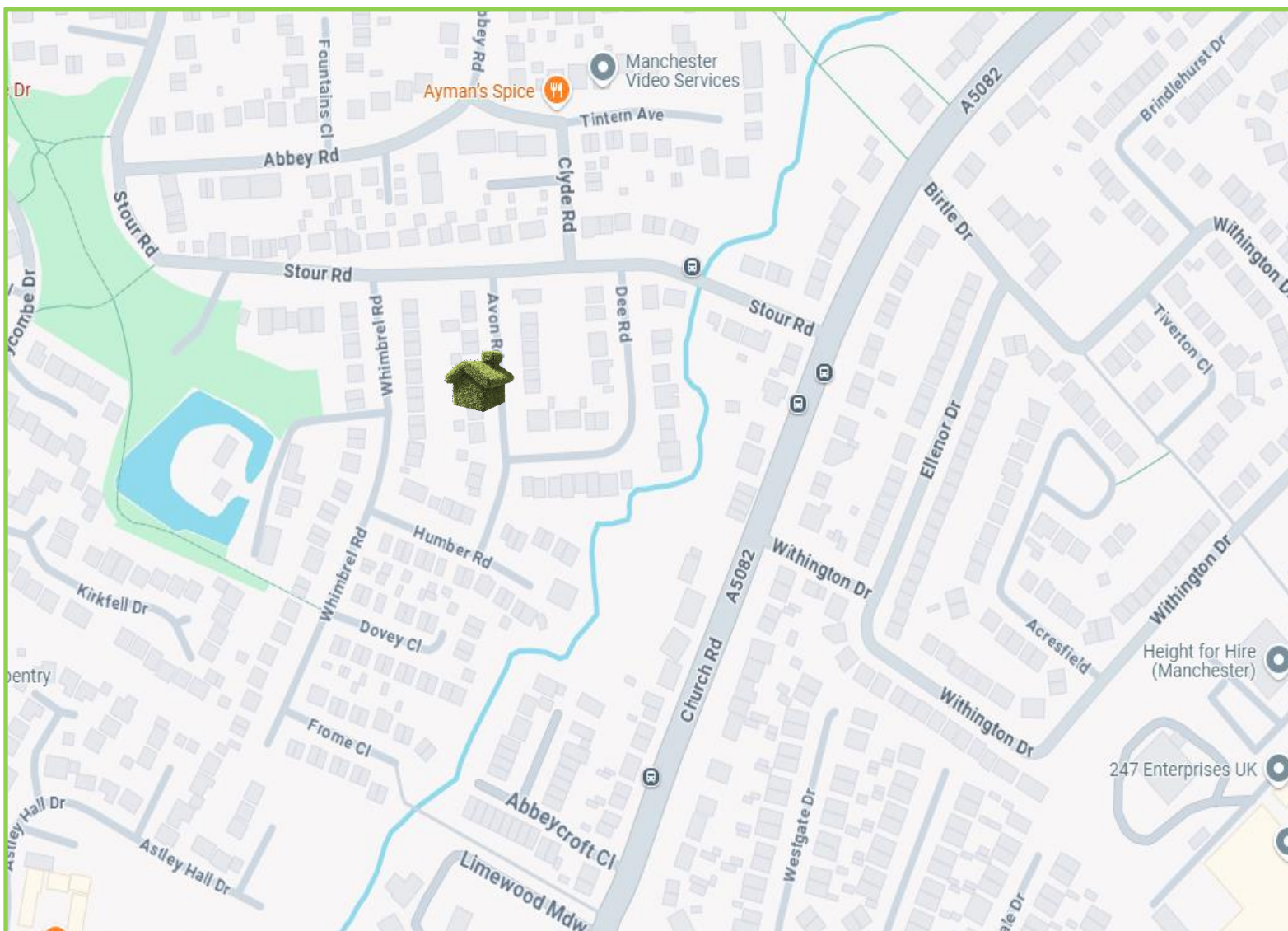
Are there any public rights of way? No

Safety Issues? None known









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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