



## *Church Road, Astley M29 7FS*

*Offers in the Region Of  
£299,950*

*This charming three-bedroom semi-detached home is ideally situated on the highly sought-after Church Road in Astley. Its prime location offers convenient access to the guided bus route, the East Lancashire Road, as well as a variety of local shops and restaurants, making it perfect for modern family living. The property welcomes you with a hallway leading to a cozy lounge, a separate dining room/2nd reception room, and a kitchen.*

*To the rear, a bright and airy conservatory provides an ideal space for relaxing or entertaining. Upstairs, you'll find three bedrooms and a family bathroom, offering ample space for family and guests alike. The exterior is equally impressive, with a driveway at the front providing off-road parking. The rear garden is thoughtfully designed for outdoor enjoyment, featuring a patio area, bedding surrounds, a pond, a built-in brick BBQ, and a gel fire pit, perfect for gatherings year-round. This home blends comfort, convenience, and charm, making it an excellent choice for anyone seeking a family home in a vibrant and well-connected area.*

- FREEHOLD
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- CONSERVATORY
- SOUGHT AFTER AREA
- EXCELLENT FAMILY HOME

### **Hallway**

15' 4" x 6' 4" (4.672m x 1.930m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, tiled flooring, storage cupboard.

### **Lounge**

14' 2" x 11' 4" (4.316m x 3.449m) Oak door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.



### **Dining Room/2nd Reception Room**

14' 4" x 11' 0" (4.360m x 3.356m) Double glazed doors to rear, spotlights, wall mounted radiator, laminate flooring.

### **Conservatory**

11' 8" x 10' 2" (3.557m x 3.103m) UPVC double glazed windows, tiled flooring, UPVC double glazed door.

### **Kitchen**

11' 6" x 6' 8" (3.509m x 2.033m) UPVC double glazed door to side, spotlights, UPVC double glazed window to rear, tiled flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer, part tiled walls.

### **Stairs/Landing**

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

### **Bedroom One**

14' 3" x 9' 3" (4.353m x 2.826m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobe.

### **Bedroom Two**

11' 11" x 9' 3" (3.620m x 2.831m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.





**Bedroom Three**

10' 10" x 6' 3" (3.303m x 1.913m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

**Bathroom**

6' 9" x 6' 2" (2.065m x 1.888m) Ceiling light point, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, toilet, bath, shower over bath, tiled walls.

**Outside****Front**

Driveway, bedding surrounds.

**Rear Garden**

Patio area, bedding surrounds, pond with pergola, brick BBQ and gel fire pit.

**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? FTTP

If there are restrictions on covenants? N/A

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No









Energy performance certificate (EPC)		
186, Church Road Asley, Tyldesley MANCHESTER M29 7FS	Energy rating <b>D</b>	Valid until: 13 June 2029
		Certificate number: 8709-0046-6529-2297-4613
Property type		Semi-detached house
Total floor area		93 square metres

### Rules on letting this property

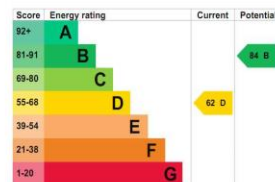
Properties can be let if they have an energy rating from A to E.

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.](#)

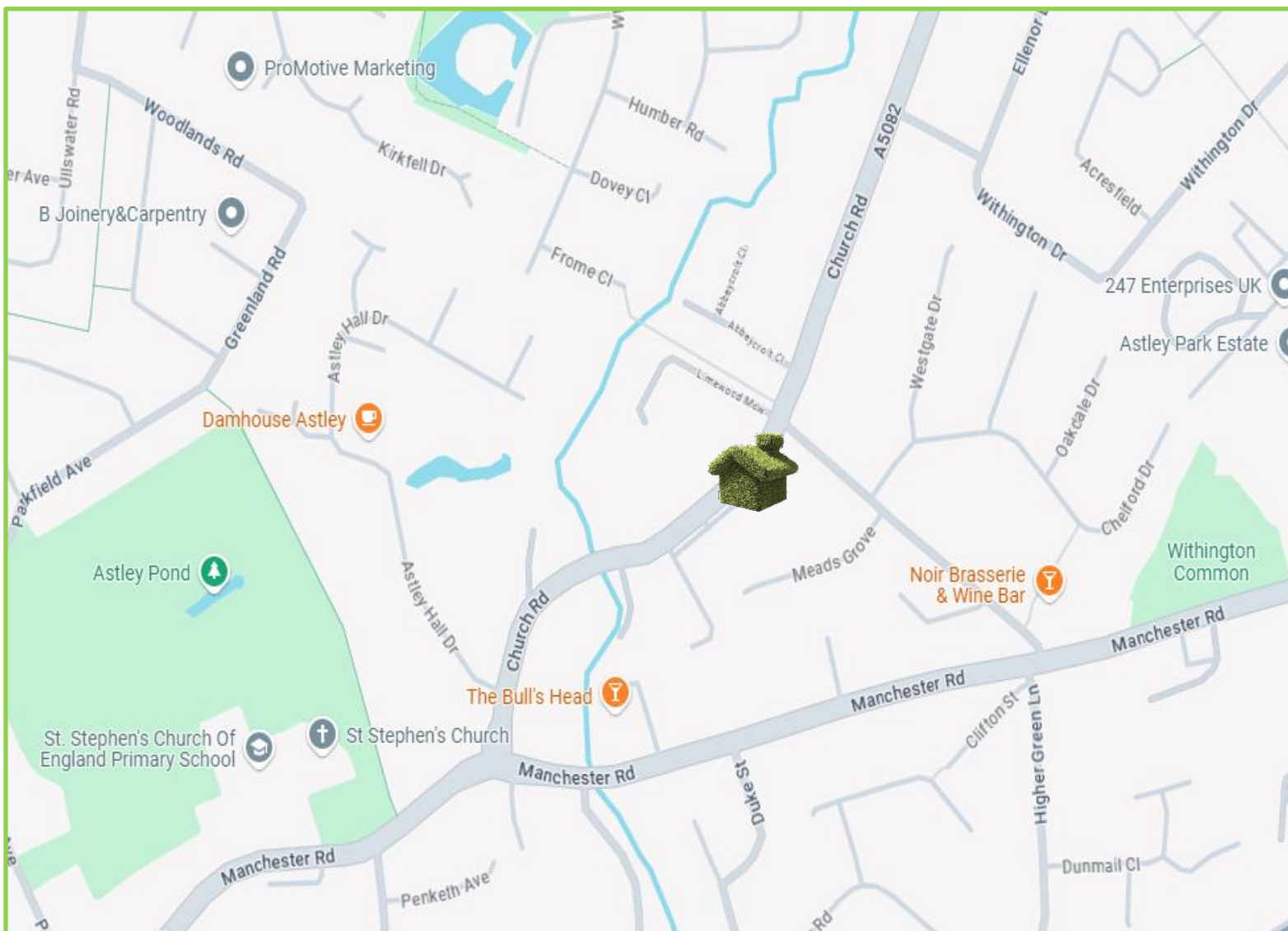


The graph shows this property's current and potential energy rating.

**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

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