



Ennerdale Road, Astley M29 7PY

£300,000

This detached bungalow is ideally situated in Astley. With The Gables Shopping Centre on Stour Road just a short walk away, residents have easy access to a variety of shops, local eateries, public houses, and essential amenities. Excellent transport links are available, including nearby bus routes and the guided busway, providing a direct connection into Manchester City Centre. The property is also within the catchment area for reputable schools, making it a fantastic choice for families. For those who enjoy the outdoors, the area offers picturesque walking routes and Astley Tea Rooms, a local favorite. Set on a generous plot, this bungalow boasts two driveways to the front, providing ample parking, along with a well-maintained lawn and decorative bedding surrounds. The rear garden features a patio area, lawn, and additional bedding surrounds, offering a peaceful retreat for relaxation or entertaining. Internally, the home offers spacious and flexible living accommodation. The layout includes a porch leading into a welcoming hallway. The lounge is bright and airy, perfect for unwinding, while the kitchen is well-equipped. Additional living spaces include a dining room and family room, with the latter offering the potential to be used as a third bedroom if required. The property also benefits from a modern 4 piece family bathroom and a separate WC for added convenience. This desirable bungalow is perfect for those seeking single-level living with plenty of space, excellent local amenities, and great transport links. Whether you're a family, professional, or downsizer, this home provides a wonderful blend of comfort, practicality, and location.

- FREEHOLD
- THREE RECEPTION ROOMS
- TWO BEDROOMS
- EXCELLENT AMENITIES NEARBY
- BUS ROUTES/GUIDED BUS WAY
- DETACHED BUNGALOW

Porch

UPVC double glazed door to front, ceiling light point, 4 x window side panels, lino flooring.



Hallway

3' 10" x 13' 7" (1.175m x 4.149m) Wooden door, ceiling light point, wall mounted radiator, carpeted flooring, storage cupboard.

Lounge

17' 2" x 11' 1" (5.242m x 3.389m) UPVC double glazed patio doors to rear, ceiling light point, wall mounted radiator, carpeted flooring.



Kitchen

10' 5" x 18' 7" (3.168m x 5.657m) UPVC double glazed door to rear, strip lighting, utility space with sink unit, wall mounted radiator, UPVC double glazed window to side and rear, lino flooring, wall base and drawer units, freestanding oven space, space for washing machine, dishwasher and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls, breakfast bar.



Dining Room

9' 7" x 8' 6" (2.933m x 2.583m) Ceiling light point, carpeted flooring.

WC

Ceiling light point, wall mounted radiator, wooden single glazed window, tiled flooring, basin, WC.

Bedroom One

13' 2" x 10' 5" (4.002m x 3.186m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring, fitted wardrobes.



Bedroom Two

11' 6" x 9' 3" (3.516m x 2.824m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Family Room/Bedroom Three

13' 5" x 8' 4" (4.100m x 2.541m) Strip light, wall mounted radiator, UPVC double glazed window to side, carpeted flooring.

Bathroom

6' 3" x 8' 5" (1.908m x 2.563m) Spotlights, wall mounted radiator, extractor fan, tiled flooring, basin, WC, bidet, walk in shower with waterfall shower head, tiled walls.

Outside

Front

Driveway x 2 to front, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds, greenhouse, workshop and separate brick store.

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains via water meter.

Parking arrangements? Driveways

Flood risk? None Known

Coal mining issues in the area? None Known

Broadband how provided? Wired

If there are restrictions on covenants? None Known

Is the property of standard construction? Yes

Are there any public rights of way? Local Authority passageway to side of property.

Safety Issues? None







Energy performance certificate (EPC)

63 Ennerdale Road
Ashtley
MANCHESTER
M29 7PY

Energy rating

D

Valid until:

28 January 2035

Certificate number:

2703-1162-1269-1797-5122

Property type

Detached bungalow

Total floor area

99 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.](#)

Score

Energy rating

Current

Potential

92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

The floor plan shows a detached bungalow layout. At the front is an Entrance Hall (2.19m x 2.71m / 7'2" x 8'11") with a WC. A central Hallway connects to a large Sitting Room (5.00m x 3.38m / 16'5" x 11'1") on the left, a Dining Room (2.93m x 2.58m / 9'7" x 8'6") in the center, and a Kitchen/Dining Room (3.19m x 5.67m / 10'6" x 18'7") at the rear. The Kitchen/Dining Room includes a storage area. To the right of the Dining Room is a Storage room (4.10m x 2.71m / 13'5" x 8'11"). Behind the Dining Room is a Shower Room. At the rear are two Bedrooms (3.99m x 3.18m / 13'1" x 10'5" and 3.52m x 2.82m / 11'7" x 9'3") and a small Store.

Kitchen/Dining Room
3.19m x 5.67m
(10'6" x 18'7")

Dining Room
2.93m x 2.58m
(9'7" x 8'6")

Sitting Room
5.00m x 3.38m
(16'5" x 11'1")

Storage
4.10m x 2.71m
(13'5" x 8'11")

Shower Room

Entrance Hall
2.19m x 2.71m
(7'2" x 8'11")

Hallway

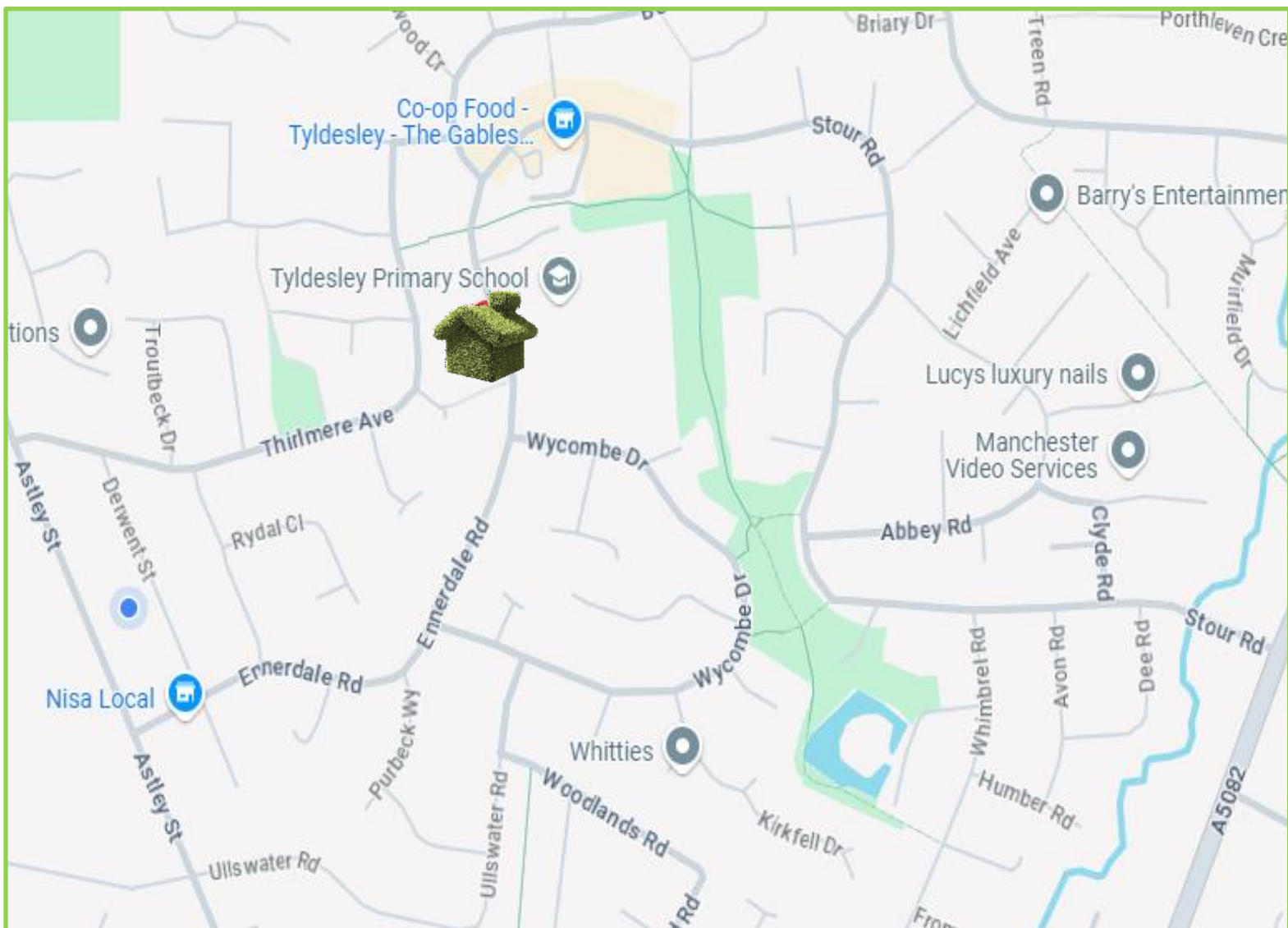
Bedroom
3.99m x 3.18m
(13'1" x 10'5")

Bedroom
3.52m x 2.82m
(11'7" x 9'3")

WC

Store

Total area: approx. 99.4 sq. metres (1070.2 sq. feet)



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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