



Astley Hall Drive, Astley M29 7TX

*Offers in the Region Of
£539,950*

This exclusive detached property is a gem in the prestigious Dam House area, offering the perfect blend of privacy, style, and accessibility. With four generously sized bedrooms, this home is designed with family living in mind, providing an abundance of space and comfort. Upon entering, a welcoming hallway sets the tone, leading you into the heart of the home: an expansive open-plan kitchen and family room. This beautifully designed space features a contemporary kitchen, seamlessly blending with the family area and a dining section, making it ideal for both everyday living and entertaining. Adjacent to this, the spacious lounge offers a tranquil retreat, perfect for relaxation. For added convenience, there is also a WC on the ground floor. Upstairs, the property boasts four sizable bedrooms, with the master bedroom featuring its own ensuite for a touch of luxury. The remaining bedrooms are well-proportioned, and a family bathroom serves the upper floor, providing ample space for a growing family. Outside, the property has an impressive frontage with a double garage, ample driveway parking, there is also a large area of grass to the front which is owned by the property which would make an ideal area for children to play and a lawn bordered by hedges. To the rear, a garden awaits, complete with a patio area perfect for outdoor dining and a well-kept lawn for family activities or quiet enjoyment. This attractive property offers both convenience and elegance in a highly sought-after location, with excellent amenities and transport links nearby, making it an ideal choice for a family seeking a premium lifestyle.

- HIGHLY REGARDED AREA
- FOUR GOOD SIZED BEDROOMS
- ENSUITE TO MASTER
- DOUBLE GARAGE/DRIVEWAY
- BEAUTIFUL KITCHEN/FAMILY AREA
- EXCELLENT TRANSPORT LINKS

Hallway

UPVC double glazed door to front, ceiling light point, wall mounted radiator, solid wood flooring, storage cupboard.

Lounge

19' 1" x 11' 5" (5.81m x 3.47m) Solid oak door, ceiling light point x, wall mounted radiator, Wooden double glazed window to front, solid wooden flooring, electric fire, UPVC double glazed french doors to rear.



Kitchen/family area

26' 9" x 11' 6" (8.16m x 3.5m) Open archway, ceiling light point, spotlights, wall mounted radiator x 2, UPVC double glazed window to front and rear, laminate and tiled flooring, wall base and drawer units with 2 carousel units and 1 larder, 5 x ring range cooker, gas hob and oven, space for washing machine and fridge freezer, black gloss stone work surfaces, 1 1/2 sink unit with mixer tap, charging port.



WC

5' 8" x 2' 10" (1.73m x 0.86m) Ceiling light point, wall mounted radiator, solid wood flooring, basin, WC.

Stairs/Landing

Ceiling light point, wall mounted radiator, storage cupboard, wooden double glazed window to rear, solid oak flooring, loft hatch with ladders, light and boarded.

Bedroom One

11' 11" x 11' 6" (3.62m x 3.5m) Ceiling light point x 2, wall mounted radiator, wooden double glazed window to side, wooden flooring, fitted wardrobe, Juliet balcony with steel doors, vaulted ceiling, arch into room.



Bedroom Two

9' 11" x 11' 5" (3.03m x 3.47m) Ceiling light point, wall mounted radiator, wooden double glazed window to rear, laminate flooring, fitted wardrobes.

Bedroom Three

8' 11" x 11' 6" (2.727m x 3.5m) Ceiling light point, wall mounted radiator, wooden double glazed window to front, solid wooden flooring, fitted wardrobes.



Bedroom Four

8' 11" x 11' 5" (2.727m x 3.47m) Ceiling light point, wall mounted radiator, wooden double glazed window to side, laminate flooring.

Family Bathroom

Ceiling light point, wall mounted radiator, wooden double glazed window to rear, laminate flooring, basin with vanity unit, WC, bath.

Ensuite

Spotlights, wall mounted radiator, extractor fan, tiled flooring, WC, basin, recessed shelving, shower, tiled walls.

Garage

23' 2" x 15' 7" (7.07m x 4.75m) Double garage, power, lighting, electric up and over.

Front

Lawn, double driveway, path, hedges. large section of grass at front accessible plays area for children.

Rear

Patio area, lawn, bedding surrounds.

Tenure

Freehold

Council Tax Band

F

Other Information

Water mains or private? Mains

Parking arrangements? Garage and driveway

Flood risk? No

Coal mining issues in the area? No

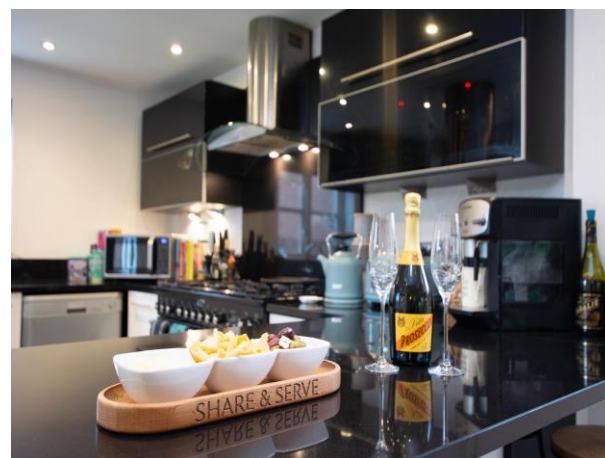
Broadband how provided? Cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? None

Safety Issues? None







Energy performance certificate (EPC)			
25 Astley Hall Drive TYLDESLEY M23 7TX	Energy rating C	Valid until:	3 November 2034
		Certificate number:	3634-9529-2409-0924-3206
Property type		Detached house	
Total floor area		119 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 C.

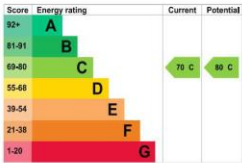
[See how to improve this property's energy efficiency.](#)

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

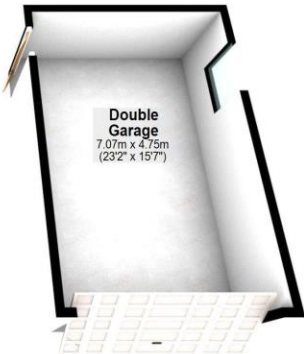
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



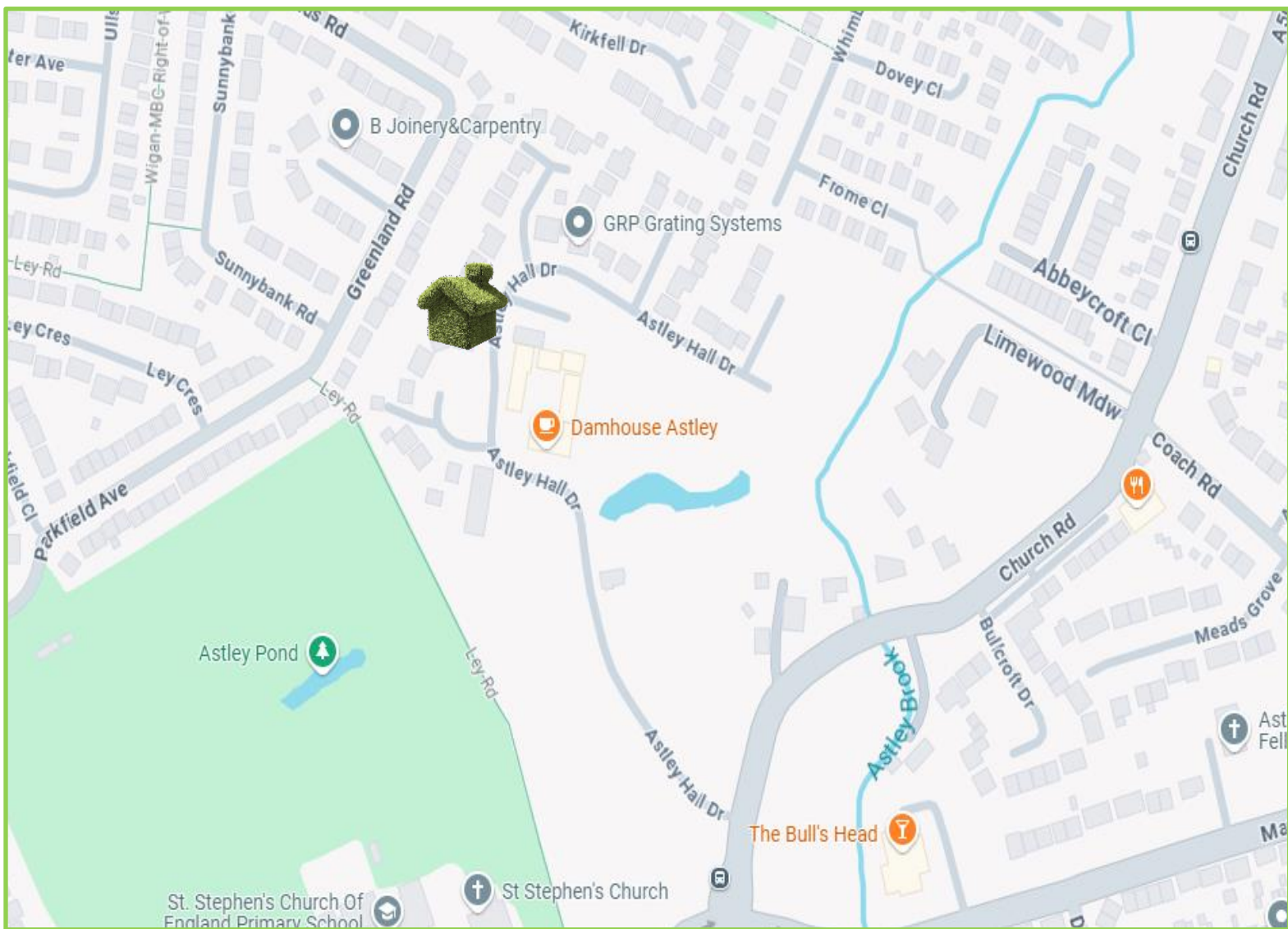
Ground Floor



First Floor



Total area: approx. 154.6 sq. metres (1664.0 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.

Stone Cross Estate Agents LTD

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