



## Manchester Road, Astley M29 7BT

**Offers in Excess of  
£330,000**

*This charming and spacious three-bedroom semi-detached home offers the perfect blend of modern living and character features, making it an excellent choice for families and professionals alike. Ideally located with easy access to the East Lancashire Road, providing direct links to motorway networks, and just a short drive to the guided busway for convenient travel into Manchester city centre. Local shops, restaurants, and amenities are also within easy reach. Upon entering, the welcoming hallway leads to a cozy lounge featuring a stunning log burner, perfect for relaxing evenings. The heart of the home is the stylish kitchen/family room, complete with bi-fold doors that open onto the rear garden, seamlessly blending indoor and outdoor living. A separate utility room and WC provide additional convenience. Upstairs, there are three well-proportioned bedrooms, a beautifully designed bathroom featuring a luxurious Omnitub bath, and a separate WC. Externally, the property boasts a driveway to the front, while the rear garden offers a fantastic outdoor space with a patio area, lawn, sheds, and a chicken coop. There is also the possibility of leaving the lodge, offering further versatility. Additionally, the property benefits from a garage equipped with power, lighting, and a water supply, ideal for storage or a workshop. With its excellent location, stunning features, and flexible living spaces, this home is a must-see for those seeking a comfortable and well-connected lifestyle.*

- BI FOLD DOORS TO REAR
- OMNITUB BATH/BURLINGTON BASIN & WC
- OPTION OF LODGE
- FREEHOLD
- CLOSE TO TRANSPORT LINKS
- LOG BURNER

### **Hallway**

9' 4" x 5' 11" (2.852m x 1.814m) UPVC double glazed front door, 2 x ceiling light point, wall mounted radiator, Steamed Beech Engineered Hardwood Flooring.

### **Lounge**

12' 8" x 12' 3" (3.852m x 3.723m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, Steamed Beech Engineered Hardwood Flooring, 1800's pitch canopy hunter log burner.



### **Kitchen/Family**

22' 1" x 20' 8" (6.732m x 6.289m) Bifold rear door with integral blinds, spotlights, wall mounted radiator x 2, Velux windows x 2, tiled flooring, wall base and drawer units which are solid oak, carousel unit and bin store, induction NEFF hob with built in extractor fan, NEFF double oven with slide and hide door, NEFF dishwasher, breakfast bar, integrated fridge and half freezer, quartz work surfaces, 1 1/2 Blanco sink unit with mixer and drainer, half tiled walls, built in speakers.



### **Utility Room**

9' 8" x 6' 3" (2.959m x 1.905m) Steel side door, spotlights, built in speakers, wall mounted radiator, wall and base units, space for washing machine, quartz work surfaces, tiled flooring.



### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window, lino flooring, basin, WC.

### **Stairs/Landing**

Ceiling light point, laminate flooring, loft hatch.

### **Bedroom One**

12' 9" x 12' 2" (3.881m x 3.702m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Bedroom Two**

10' 7" x 12' 2" (3.224m x 3.721m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





### **Bedroom Three**

7' 0" x 9' 8" (2.142m x 2.940m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

### **Bathroom**

5' 4" x 6' 1" (1.629m x 1.848m) Spotlights, heated towel rail, UPVC double glazed window to front, Burlington basin, Omnitub bath, waterfall cross water shower, tiled walls.

### **WC**

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, Victorian style checkered tiled flooring, Burlington WC, half tiled walls.

### **Outside**

### **Front**

Driveway.

### **Rear**

Patio area, lawn, bedding surrounds, 3 sheds, chicken coop.

### **Garage**

Power, lighting, water supply, quartz work surfaces, detached.

### **Tenure**

Freehold

### **Council Tax Band**

A

### **Other Information**

Is the water supply mains or private? Mains Parking arrangements? Driveway Is there a flooding risk? No Have you had any coal mining issues at your property or on the street? No Type of broadband? Sky Fibre Is there any restrictions on the covenant? No Is the property of standard construction? Yes Are there any public rights of way? No Safety issues? No









Energy performance certificate (EPC)		
426, Manchester Road Asley, Tyldesley MANCHESTER M29 7BT	Energy rating	Valid until: 7 April 2026
	C	Certificate number: 0788-7066-7214-4836-8914
Property type	End-terrace house	
Total floor area	84 square metres	

### Rules on letting this property

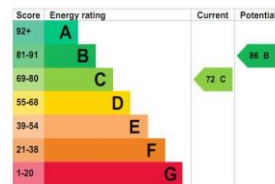
Properties can be let if they have an energy rating from A to E.

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 B.

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

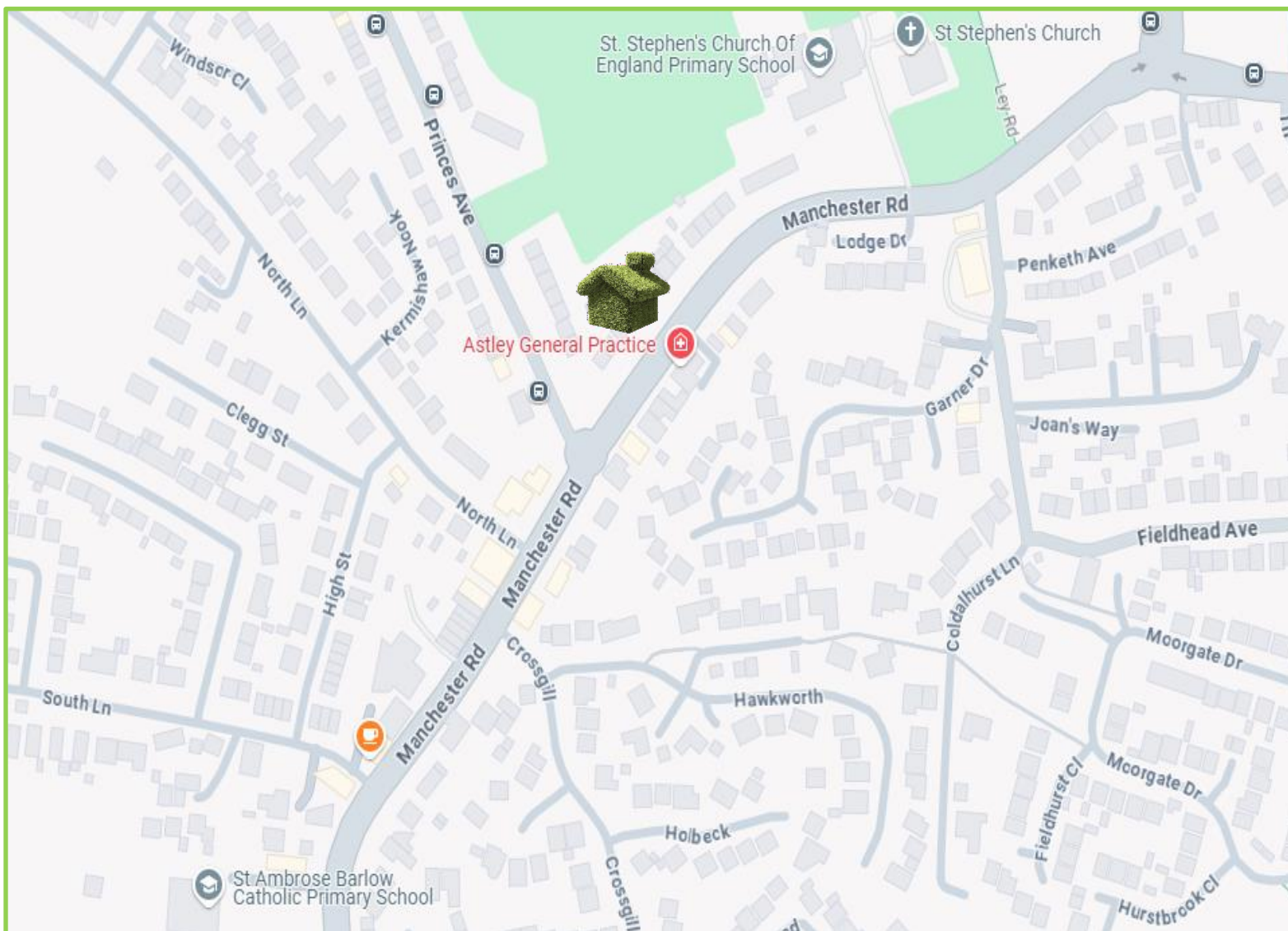


The graph shows this property's current and potential energy rating.

**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

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)