



Muirfield Drive, Astley M29 7QJ

£450,000

This stunning and extensively renovated home is situated in the sought-after area of Astley, offering exceptional living space finished to the highest standard. With excellent primary and high schools nearby, as well as superb transport links, including the guided busway to Manchester and the East Lancashire Road providing easy access to major motorway networks, this home is perfect for families and professionals alike. Additionally, Astley Point is just a short drive away, offering a variety of bars, restaurants, and amenities, while the town centre provides supermarkets, shops, and dining options.

Internally, the property boasts a beautifully designed layout, starting with a welcoming hallway leading into the stunning open-plan kitchen/dining/family room. This space is enhanced by elegant Aluco doors, providing breathtaking views of the garden. Additional highlights include a high-end Quooker tap, adding both style and convenience. The utility room features Aluco Crittall-style doors, while a separate WC and second reception room, currently used as a fourth bedroom, provide versatility to the space. Upstairs, there are three beautifully appointed bedrooms, all with fitted wardrobes. The master bedroom benefits from a luxurious en-suite, while the modern family bathroom serves the remaining rooms. Externally, the property continues to impress, with a spacious block-paved driveway with bedding surrounds at the front. The garage has been ¾ converted into additional living space, currently used as a beauty room, offering endless potential. To the rear, the garden is elegantly finished with ceramic tiles and features a stunning glass balustrade, providing serene views over the brook—a perfect spot to relax and unwind. This exceptional home is truly a credit to its current owners, offering luxury, practicality, and a prime location, making it a rare and desirable find in Astley.

- Extensively renovated home
- Sought-after area of Astley
- Beautifully designed layout
- Serene views over the brook
- Rare and desirable find
- Excellent primary and high schools nearby

Hallway

UPVC double glazed door to front, spotlights, Under stair storage, Karndean flooring., crittal style doors leading to open plan kitchen/dining/family area

Kitchen/Dining/Family

22' 9" x 25' 1" (6.936m x 7.642m) Aluco glass doors leading to modern patio and garden, spotlights, ceiling light points x 3, built in speakers, ceiling lantern, column radiators x 2, Karndean flooring, wall base and drawer soft close units with larders, ceramic hob and NEFF oven and microwave, integrated fridge freezer, integrated dishwasher, wine cooler, Calacatta Viola marble island and worktops, Quooker tap with 1 1/2 sink unit, smoked glass back splash.

Utility

9' 10" x 5' 2" (2.988m x 1.578m) Crittal style door with ribbed glass, spotlights, wall mounted radiator, marble effect work surface, wall and base units, Karndean flooring, 2 x Integrated washer/dryers, 2 x wall mounted clothes maidens.

WC

Ceiling light point, heated towel rail, UPVC double glazed window to side, Karndean flooring, basin, WC.

2nd Reception Room/4th Bedroom Downstairs

16' 6" x 10' 2" (5.023m x 3.101m) Spotlights, ceiling light point, wall mounted radiator x 2, electric fire, media wall, carpeted, UPVC double glazed bay window to front.

Stairs/Landing

Ceiling light point, UPVC double glazed window to front, carpeted, loft hatch (loft is boarded)

Bedroom One

10' 4" x 13' 9" (3.153m x 4.196m) Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to rear x 2, lino flooring, fitted wardrobes.

Bedroom One Ensuite

Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, WC, basin, shower, half tiled.



Bedroom Two

10' 9" x 9' 7" (3.284m x 2.915m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, fitted wardrobes.

Bedroom Three

9' 0" x 6' 10" (2.739m x 2.087m) Spotlights, wall mounted radiator, UPVC double glazed window to front, lino flooring, fitted wardrobes.

Bathroom

6' 3" x 5' 11" (1.917m x 1.816m) Spotlights, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC, bath, half tiled walls.

Outside

Garage

3/4 converted, power, lighting, electric door and UPVC double glazed french doors, detached from property.

Front

Block paved driveway, lawn, bedding surrounds.

Rear

Ceramic tiles, glass fencing looking out onto Ellenor Brook.

Tenure

Freehold

Council Tax Band

D

Other Information

Is the water supply mains or private? - Mains

Parking arrangements? - Driveway

Is there a flooding risk? - No

Any coal mining issues? - No

Type of broadband? - FTTC Sky broadband hub

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)			
29 Muirfield Drive Aslley Tydsley MANCHESTER M29 7QJ	Energy rating D	Valid until:	30 April 2034
		Certificate number:	2759-3037-7204-5614-3200
Property type		Detached house	
Total floor area		108 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](#).

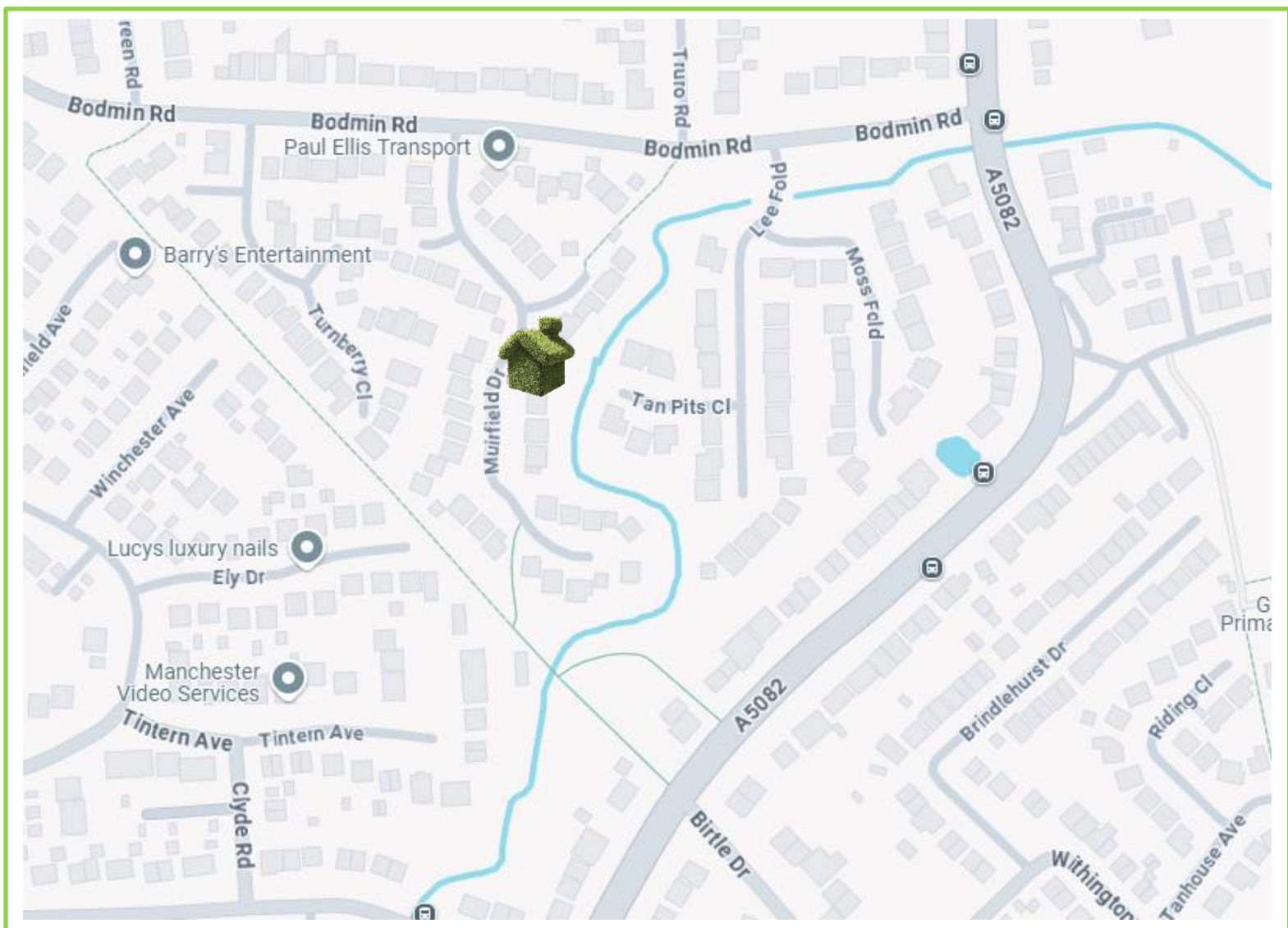


The graph shows this property's current and potential energy rating.

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.

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