



Chapel Apartments, Lower Green Lane, Astley M29 7JE

£265,000

This stunning mews property is part of the exclusive redevelopment of the former Astley Methodist Church, thoughtfully transformed into six luxury apartments and one mews. Rather than demolishing the historic building, it was carefully restored to preserve its heritage, creating a unique blend of character and modern living. Nestled in the heart of Astley Green, the property overlooks the picturesque village and offers idyllic views across open countryside. Residents can enjoy scenic canal-side walks along the world-famous Bridgewater Canal or unwind with a relaxed drink at the charming Old Boat House, conveniently located nearby. Internally, the home is designed for modern comfort and functionality. The upper level features a spacious lounge, a contemporary kitchen creating an elegant yet practical living space. The lower level comprises a welcoming hallway, two well-appointed bedrooms, with the master benefitting from an en-suite, and a utility cupboard, and a WC. The property is fitted with bespoke furniture/kitchen by Brownlow Furniture Cheshire. Externally, the property includes a private outdoor space, communal outdoor space, two private parking spaces and secure bike storage, ensuring convenience for residents. With its rich history, tranquil surroundings, and excellent location, this exceptional home offers a rare opportunity to experience luxury living within a beautifully restored landmark.

- BEAUTIFUL MEWS PROPERTY
- FORMER ASTLEY METHODIST CHURCH
- HIGHLY REGARDED AREA
- IDYLIC WALKS NEARBY
- BESPOKE KITCHEN/FITTINGS
- TWO BEDROOMS

Hallway

12' 6" x 6' 3" (3.820m x 1.898m) UPVC double glazed door to front, 2 x window side panels spotlights, electric radiator, carpeted.

Lounge (Upstairs)

12' 9" x 20' 10" (3.889m x 6.355m) Ceiling light point x 2, electric heater, UPVC double glazed windows to front and side x 7, carpeted flooring, loft hatch.

Kitchen (Upstairs)

8' 3" x 19' 10" (2.525m x 6.057m) Pocket nook door, spotlights, ceiling light point, electric heater, UPVC double glazed window to side and front x 4, karndean flooring, Brownlow handmade soft close wall base and drawer units, AEG induction hob and Bosch oven and microwave, Integrated Bosch fridge and freezer, Quartz work surfaces and splash back, Quooker tap 1 1/2 sink unit with drainer, larder units, breakfast nook, carousel and pull out units.

Utility Cupboard

Solid oak doors, power, solid oak work surfaces.

WC

Ceiling light point, underfloor heating, extractor fan, laminate flooring, basin, WC.

Stairs/Landing

Carpeted.

Bedroom One Downstairs

8' 9" x 14' 0" (2.672m x 4.261m) Spotlights, electric heater, UPVC double glazed window to rear, carpeted flooring, Brownlow handmade fitted wardrobes.

Bedroom Two Downstairs

12' 3" x 13' 4" (3.746m x 4.070m) Spotlights, electric heating, UPVC double glazed windows to front and side x 3, carpeted flooring.



Ensuite

Spotlights, underfloor heating, UPVC double glazed window to rear, tiled flooring, WC, basin, walk in shower, picket nook doors, 2 x recessed shelving.

Outside**Front**

2x Parking, 1 bike storage.

Tenure

Leasehold

Council Tax Band

B

Other Information

Is the water supply mains or private? MAINS

Parking arrangements? CAR PARK WITH TWO BAYS
ALLOCATED

Is there a flooding risk? OVERALL FLOOD RISK IS LOW

Coal mining issues? NO

Type of broadband? WIRED

Is there any restrictions on the covenant? NO

Is the property of standard construction? YES STANDARD

Are there any public rights of way? NO

Safety issues? NO







Energy performance certificate (EPC)																						
7 Chapel Apartments Lower Green Lane Astley, T. Road MANCHESTER M29 7JE	Energy rating E	Valid until: 30 August 2027																				
		Certificate number: 7198-6052-7398-5633-7944																				
Property type	Ground-floor flat																					
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).																						
Energy rating and score This property's energy rating is E. It has the potential to be E. See how to improve this property's energy efficiency.																						
<div> <div> <p>Score: Energy rating</p> <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td></tr> <tr><td>81-91</td><td>B</td></tr> <tr><td>69-80</td><td>C</td></tr> <tr><td>55-68</td><td>D</td></tr> <tr><td>39-54</td><td>E</td></tr> <tr><td>21-38</td><td>F</td></tr> <tr><td>1-20</td><td>G</td></tr> </tbody> </table> </div> <div> <table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>53 E</td> <td>53 E</td> </tr> </tbody> </table> </div> </div> <p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>			Score	Energy rating	92+	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	Current	Potential	53 E	53 E
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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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