



Porthleven Crescent, Astley M29 7FZ

£260,000

Located on a sought-after estate in Astley, this three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and community. Surrounded by excellent local schools, shops, supermarkets, a petrol station, and scenic woodland walks, it's ideal for families and commuters alike. The guided busway, just a short stroll away, provides direct access to Manchester city centre, while nearby commuter links including the A580 East Lancashire Road make travel easy. The property comprises a welcoming hallway, a lounge, kitchen, and a dining room perfect for family meals or entertaining. One of the three bedrooms is located on the ground floor, alongside a family bathroom, offering flexible living arrangements for growing families or those needing ground floor accommodation. Externally, the home boasts gardens to the front, rear, and side, offering plenty of outdoor space, and also benefits from a garage, ideal for storage. Set in a fantastic location with amenities and nature on your doorstep, this home presents an excellent opportunity for families or those looking to settle in a well-connected and highly desirable area.

- CLOSE TO EXCELLENT AMENITIES
- FREEHOLD
- TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS
- OFFERED WITH NO ONWARD CHAIN
- TWO BEDROOMS UPSTAIRS

Porch

UPVC sliding door, tiled flooring.

Hallway

5' 8" x 8' 10" (1.739m x 2.704m) Wooden door to porch, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

16' 8" x 10' 10" (5.074m x 3.312m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator, carpeted flooring, electric fire.

Kitchen

6' 10" x 12' 1" (2.071m x 3.678m) UPVC double glazed door to rear, ceiling light point, UPVC double glazed window to rear and side, lino flooring, wall base and drawer units, ceramic hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with mixer tap and drainer, half tiled walls.

Dining Room

14' 1" x 10' 8" (4.292m x 3.245m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Stairs/Landing

Ceiling light point, UPVC double glazed window to front, carpeted flooring.

Bedroom One Downstairs

Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

14' 4" x 17' 5" (4.368m x 5.309m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Three

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, storage.



Bathroom

Spotlights, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC, walk in shower, tiled walls.

Garage

Power, light, up and over door, UPVC double glazed side door access.

Outside

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds.

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not Known

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

1 Porthleven Crescent
Ashtley
Tyldesley
MANCHESTER
M29 7FZ

Energy rating

E

Valid until:

11 January 2032

Certificate number:

2200-8523-0322-7196-3923

Property type

Semi-detached bungalow

Total floor area

103 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2200-8523-0322-7196-3923?print=true>

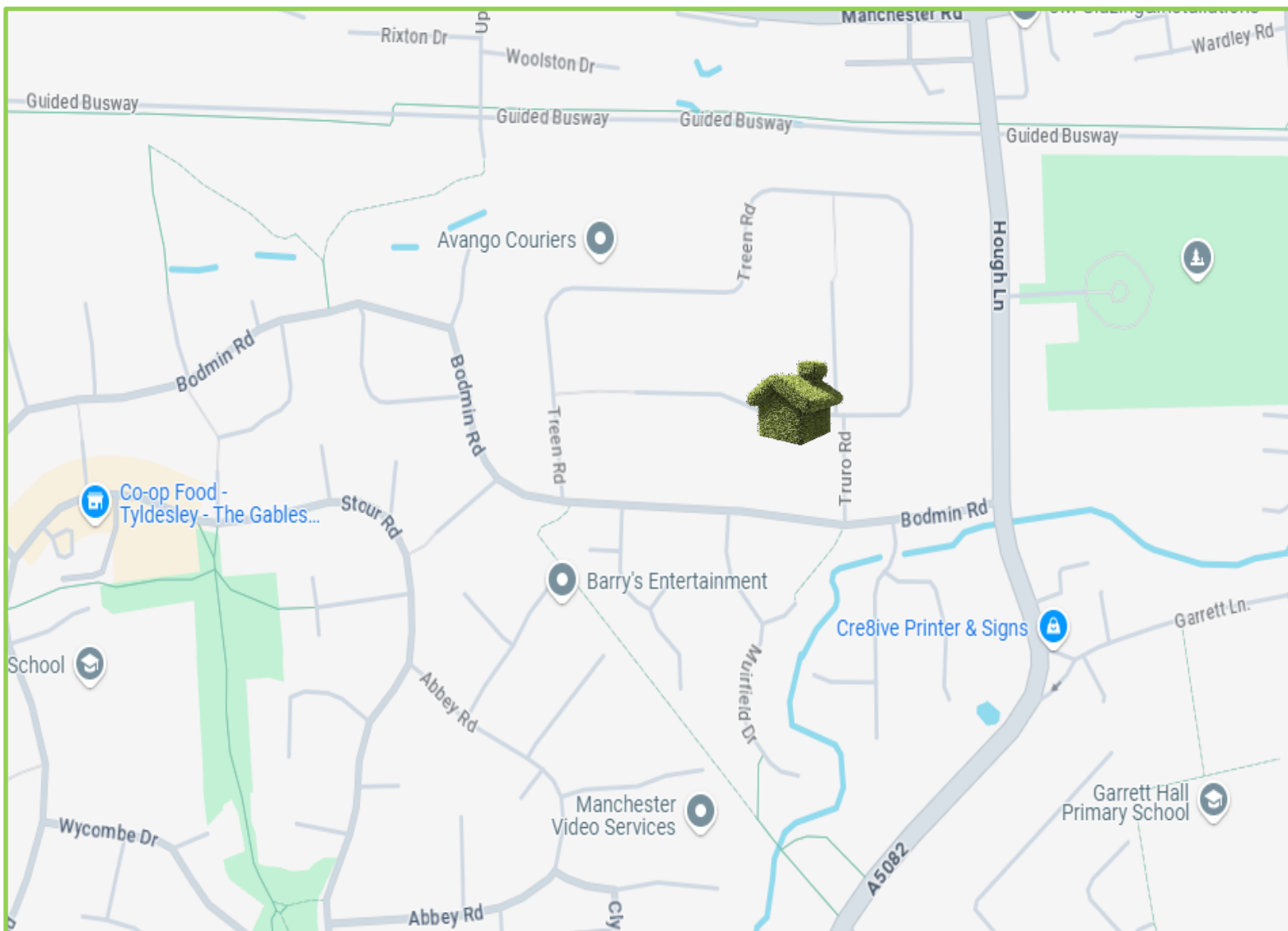
1/5

Ground Floor

- Lounge: 4.88m (16') x 3.79m (12'5") max
- Dining Room: 4.26m (14'1") x 3.79m (12'5") max
- Kitchen: 2.06m x 3.72m (6'10" x 12'2")
- Shower Room: 1.75m x 2.39m (5'7" x 7'10")
- Entrance Hall
- Bedroom: 3.32m x 3.79m (10'11" x 12'5")
- Porch

First Floor

- Bedroom: 3.89m (12'9") x 2.40m (7'9") max
- Bedroom: 5.28m x 4.40m (17'4" x 14'5")
- Landing



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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