



**Riding Close, Astley M29 7RG**

**£440,000**

*Located in the popular and well-connected town of Astley, this four-bedroom detached property is perfectly suited for a growing family looking to upsize. Ideally positioned for commuters, it offers easy access to the East Lancashire Road (A580), providing a direct route between Manchester and Liverpool and quick links to major motorway networks. The area also benefits from being within the catchment for highly regarded primary and secondary schools, making it an ideal location for families. The spacious interior comprises a welcoming hallway, a bright and airy lounge/dining area, a kitchen, a sun room offering a relaxing space with views of the garden, and a convenient ground floor WC. Upstairs features four bedrooms, including a modern master with en-suite, and a family bathroom. Externally, the property boasts a block-paved driveway and lawn to the front, while the rear garden is south-facing and has been landscaped with mature planting, a block-paved patio, and lawned area, creating a tranquil outdoor retreat. The garden also benefits from two side accesses for convenience. This fantastic home offers space, style, and a prime location, making it a standout choice for family living.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER
- LANDSCAPED SOUTH FACING GARDEN
- MODERN ENSUITE

### **Hallway**

15' 9" x 7' 9" (4.807m x 2.357m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed side panel to door, laminate flooring.

### **Lounge/Dining**

24' 11" x 10' 11" (7.600m x 3.319m) UPVC double glazed sliding doors to rear, ceiling light point x 2, wall mounted radiators x 2, UPVC double glazed window to front, laminate flooring, gas fire with stone surround.

### **Kitchen**

7' 11" x 16' 3" (2.410m x 4.952m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to rear x 2, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls, breakfast bar.

### **Sunroom**

10' 7" x 8' 8" (3.235m x 2.654m) UPVC double glazed french doors to side, spotlights, wall mounted radiator, UPVC double glazed windows, laminate flooring.

### **WC**

Ceiling light point, wall mounted radiator, extractor fan, laminate flooring, basin, WC, storage cupboard.

### **Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch.

### **Bedroom One**

11' 11" x 11' 10" (3.641m x 3.607m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes with overhead storage.

### **Ensuite**

8' 1" x 6' 10" (2.476m x 2.082m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, wall mounted WC, wall mounted basin, walk in shower, tiled walls, recessed shelving.

### **Bedroom Two**

11' 11" x 9' 11" (3.642m x 3.017m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Three**

14' 4" x 7' 6" (4.372m x 2.288m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.





**Bedroom Four**

9' 8" x 8' 11" (2.957m x 2.724m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted, storage cupboard.

**Bathroom**

8' 9" x 7' 8" (2.678m x 2.340m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath, walk in shower, half tiled walls.

**Outside****Garage**

Power, lighting, up and over door.

**Front**

Block paved driveway, lawn, bedding surrounds.

**Rear**

Block paved, matured landscaped south facing garden, 2 x side access, gate, green house, brick BBQ.

**Tenure**

Freehold

**Council Tax Band**

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**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? BT

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

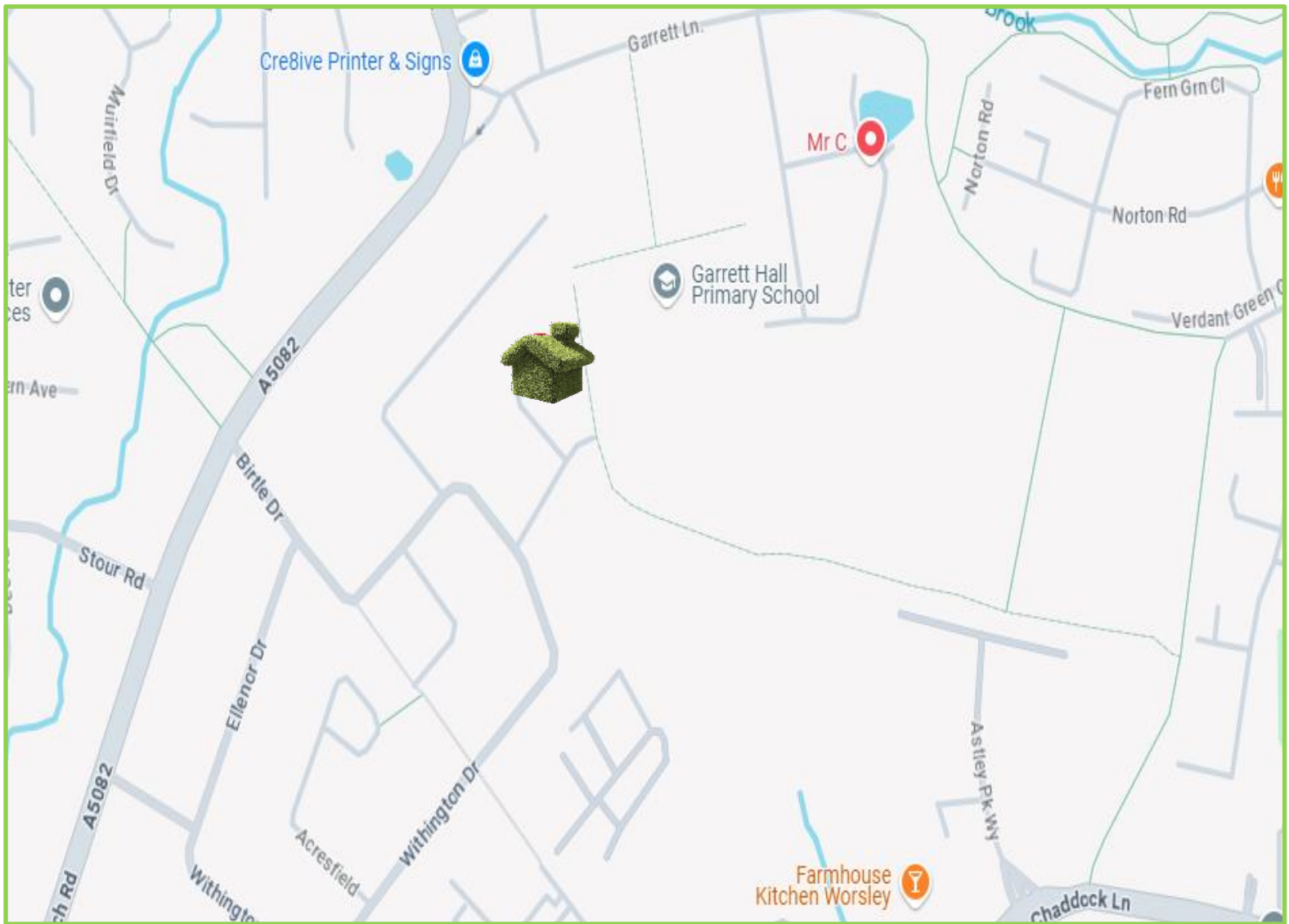
Safety Issues? No











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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