



## *Turnberry Close, Astley M29 7QL*

**£269,950**

*Situated in the desirable area of Astley, this well-presented semi-detached property is perfect for first-time buyers, small families, or downsizers. Ideally positioned within the catchment area of highly regarded primary and secondary schools, it also offers convenient access to local shops, amenities, and the popular guided busway, providing a direct route into Manchester city centre—ideal for commuters. Internally, the home comprises a welcoming porch, a spacious lounge, a modern kitchen, and a dining room, offering versatile living space. Upstairs features two bedrooms and a modern family shower room. Externally, the property benefits from a driveway and lawn to the front, while the rear garden features a patio area and lawn, perfect for outdoor relaxation or entertaining. With its excellent location and practical layout, this home offers both comfort and convenience in a sought-after residential setting.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- DRIVEWAY
- EXCELLENT SCHOOLS NEARBY
- FAMILY AREA

### **Porch**

3' 9" x 3' 7" (1.134m x 1.089m) UPVC double glazed door to front, laminate flooring.

### **Lounge**

18' 4" x 11' 10" (5.595m x 3.610m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, storage cupboard, laminate flooring, gas fire, stone surround.

### **Kitchen**

7' 9" x 11' 9" (2.367m x 3.589m) Spotlights, wall mounted radiator, UPVC double glazed window to side, tiled flooring, soft close wall base and drawer units, NEFF induction hob and electric slide and hide oven, integrated washing machine and AEG fridge freezer, quartz work surfaces, 1 1/2 sink unit, quartz splashback.

### **Dining Room**

8' 10" x 11' 4" (2.703m x 3.448m) UPVC double glazed french doors to side, spotlights, wall mounted radiator, 3 x UPVC double glazed window to rear, tiled flooring.

### **Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch.

### **Bedroom One**

12' 5" x 11' 11" (3.782m x 3.621m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Two**

7' 10" x 11' 10" (2.378m x 3.609m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Shower Room**

5' 6" x 8' 10" (1.685m x 2.690m) Spotlights, heated towel rail, UPVC double glazed window to side, storage cupboard, tiled flooring, wall mounted basin, wall mounted WC, tiled walls, walk in shower with waterfall shower.





## **Outside**

### **Front**

*Block paved driveway, large plot, bedding surrounds.*

### **Rear**

*Block paved driveway, lawn, bedding surrounds, gate, shed.*

### **Tenure**

*Leasehold*

### **Council Tax Band**

*C*

### **Other Information**

*Is the water supply mains? Mains*

*Parking arrangements? Driveway*

*Is there a flooding risk? No*

*Have you had any coal mining issues? No*

*Type of broadband? BT Fibre.*

*Is there any restrictions on the covenant? Unknown.*

*Is the property of standard construction? Yes*

*Are there any public rights of way? Back of property there's a footpath behind fence.*

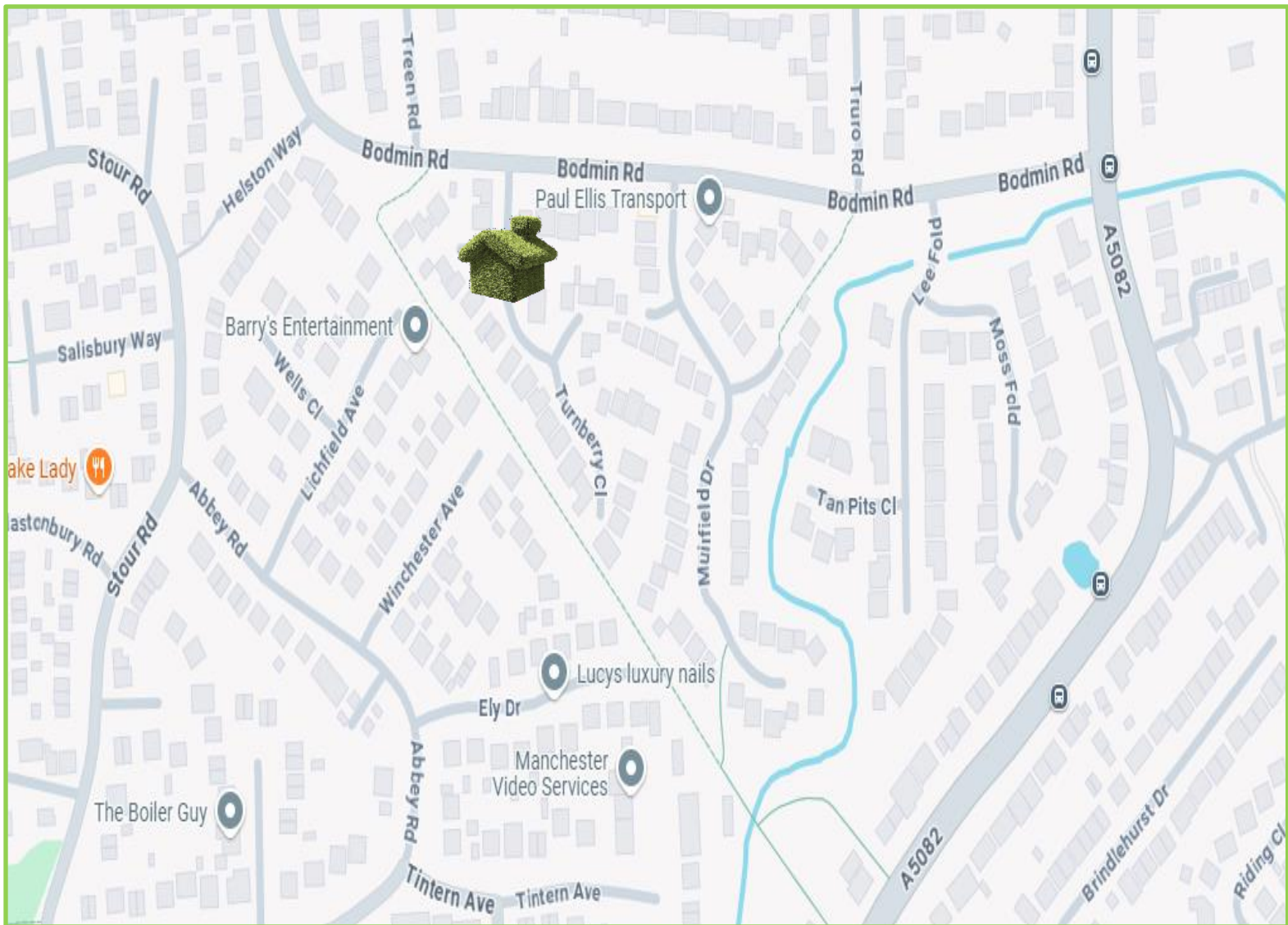
*Safety issues? No*











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.

Stone Cross Estate Agents LTD

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