



**Sunnybank Road, Astley M29 7BJ**

**£280,000**

*This three-bedroom semi-detached property is ideally positioned in a popular residential area, offering convenient access to local amenities, well-regarded primary schools, and excellent transport links. The guided bus route, just up the road, provides direct access to Manchester city centre, while the nearby A580 East Lancashire Road ensures easy commuting. The accommodation comprises a welcoming porch, a spacious lounge, and a separate dining room that leads into a light-filled conservatory, creating a versatile space for family living and entertaining. Upstairs, there are three bedrooms and a modern family bathroom. Externally, the property features a driveway to the front for off-road parking, and a rear garden with a patio area and lawn, ideal for relaxing or outdoor dining. With its great location and practical layout, this property makes a fantastic home for growing families or those looking to settle in a well-connected community.*

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- CLOSE TO WELL REGARDED PRIMARY SCHOOLS
- MODERN THROUGHOUT
- SOUGHT AFTER AREA

### **Porch**

3' 6" x 5' 4" (1.073m x 1.626m) UPVC double glazed door to front, ceiling light point, 2 x uPVC double glazed window to front, lino tiles.

### **Lounge**

16' 10" x 11' 2" (5.143m x 3.411m) Wooden door, ceiling light point, 2 x wall lights, wall mounted radiator, UPVC double glazed window to front, wooden flooring.



### **Kitchen**

11' 7" x 8' 3" (3.522m x 2.507m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate 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, half tiled walls.



### **Dining Room**

10' 11" x 11' 2" (3.328m x 3.400m) Ceiling light point, wall mounted radiator, wooden flooring.

### **Conservatory**

UPVC double glazed windows, tiled flooring, UPVC double glazed french doors.

### **Stairs/Landing**

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



### **Bedroom One**

12' 5" x 11' 4" (3.797m x 3.462m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.

### **Bedroom Two**

13' 1" x 8' 3" (3.989m x 2.503m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring.



### **Bedroom Three**

8' 0" x 11' 3" (2.447m x 3.430m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring.

### **Bathroom**

7' 10" x 8' 1" (2.393m x 2.469m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, freestanding bath, walk in shower, tiled walls.



### **Outside**

#### **Front**

Driveway

#### **Rear**

Patio area, lawn, hedge.

### **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? Virgin provider

Is there any restrictions on the covenant? None known

Is the property of standard construction? Yes

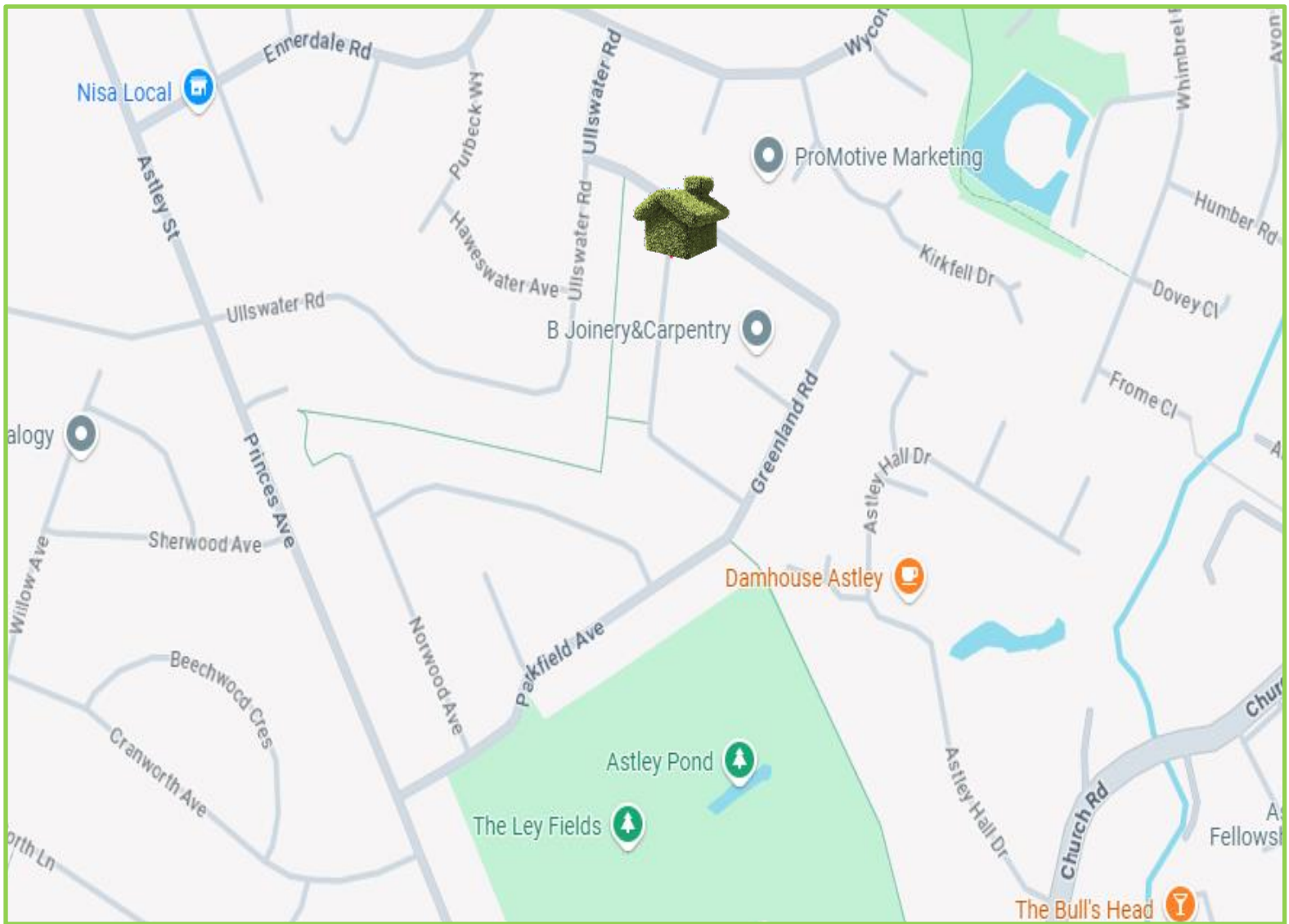
Are there any public rights of way? No

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.

Stone Cross Estate Agents LTD

[info@stonecrossea.co.uk](mailto:info@stonecrossea.co.uk)