



Brook Meadow Close, Astley M29 7JD

£430,000

Located within a highly sought-after, small development in the heart of Astley, this detached family home offers spacious and well-maintained accommodation in a prime residential setting. Properties on this exclusive development rarely come to market, making this an excellent opportunity for discerning buyers. Perfectly positioned within the catchment area for outstanding local schools, the home is ideal for families and is truly ready to move into, with early viewing strongly advised. Internally, the property comprises a welcoming hallway, a generous lounge, a modern kitchen, a separate dining room, utility room, and a convenient ground floor WC. Upstairs features four bedrooms, including a master with en-suite shower room, and a contemporary family bathroom. Externally, the property boasts a block-paved driveway and lawned garden to the front, while the rear garden is designed for low maintenance with a stoned patio area and artificial grass, ideal for family use and entertaining. This is a rare chance to secure a high-quality detached home in a peaceful, well-regarded Astley location

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT
- SOUGHT AFTER DEVELOPMENT
- EXCELLENT SCHOOLS NEARBY

Hallway

17' 1" x 6' 7" (5.216m x 2.002m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, side panel window, laminate flooring, clever closet.

Lounge

17' 2" x 10' 1" (5.233m x 3.061m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Kitchen

12' 9" x 10' 6" (3.883m x 3.188m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, soft close wall base and drawer units, double electric oven and ceramic hob, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, dish washer.

Utility room

7' 3" x 6' 3" (2.221m x 1.893m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring.

Dining Room

16' 6" x 9' 2" (5.033m x 2.792m) Spotlights, bifold doors, wall mounted radiator, 2 x Velux windows, laminate flooring.

WC

Ceiling light point, wall mounted radiator, extractor fan, tiled flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft (half boarded with light and ladders)

Bedroom One

14' 9" x 12' 5" (4.495m x 3.788m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front x 2, carpeted flooring, fitted wardrobes.

Bedroom Two

14' 8" x 10' 0" (4.481m x 3.057m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.

Bedroom Three

9' 9" x 10' 1" (2.966m x 3.077m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.



Bedroom Four

10' 10" x 6' 4" (3.310m x 1.943m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobes.

Bathroom

6' 1" x 7' 9" (1.852m x 2.359m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over, part tiled.

Ensuite to master

Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, WC, basin, shower, tiled walls.

Garage

Power, lighting, up and over door, joined to property, plastered.

Outside

Front

Block paved driveway, lawn.

Rear

Stoned, artificial grass, bedding surrounds, pergola patio area.

Tenure

Leasehold

Council Tax Band

D

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Within 50 meters

Coal mining issues in the area? None Known

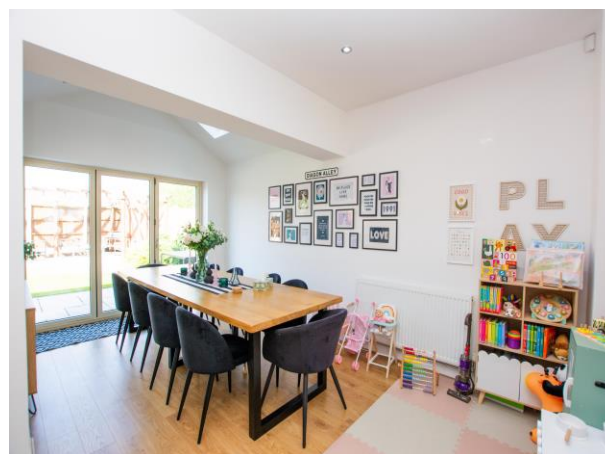
Broadband how provided? Fibre

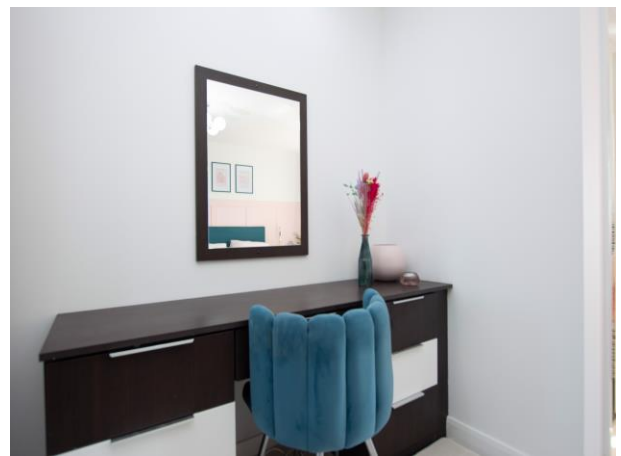
If there are restrictions on covenants? Speak to agent

Is the property of standard construction? Timber framed

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)			
33, Brook Meadow Close Ashtley, Tyldesley MANCHESTER M29 7JD	Energy rating B	Valid until:	3 May 2025
		Certificate number:	0248-2014-7355-3155-7934
Property type		Detached house	
Total floor area		112 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 B. It has the potential to be B.

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

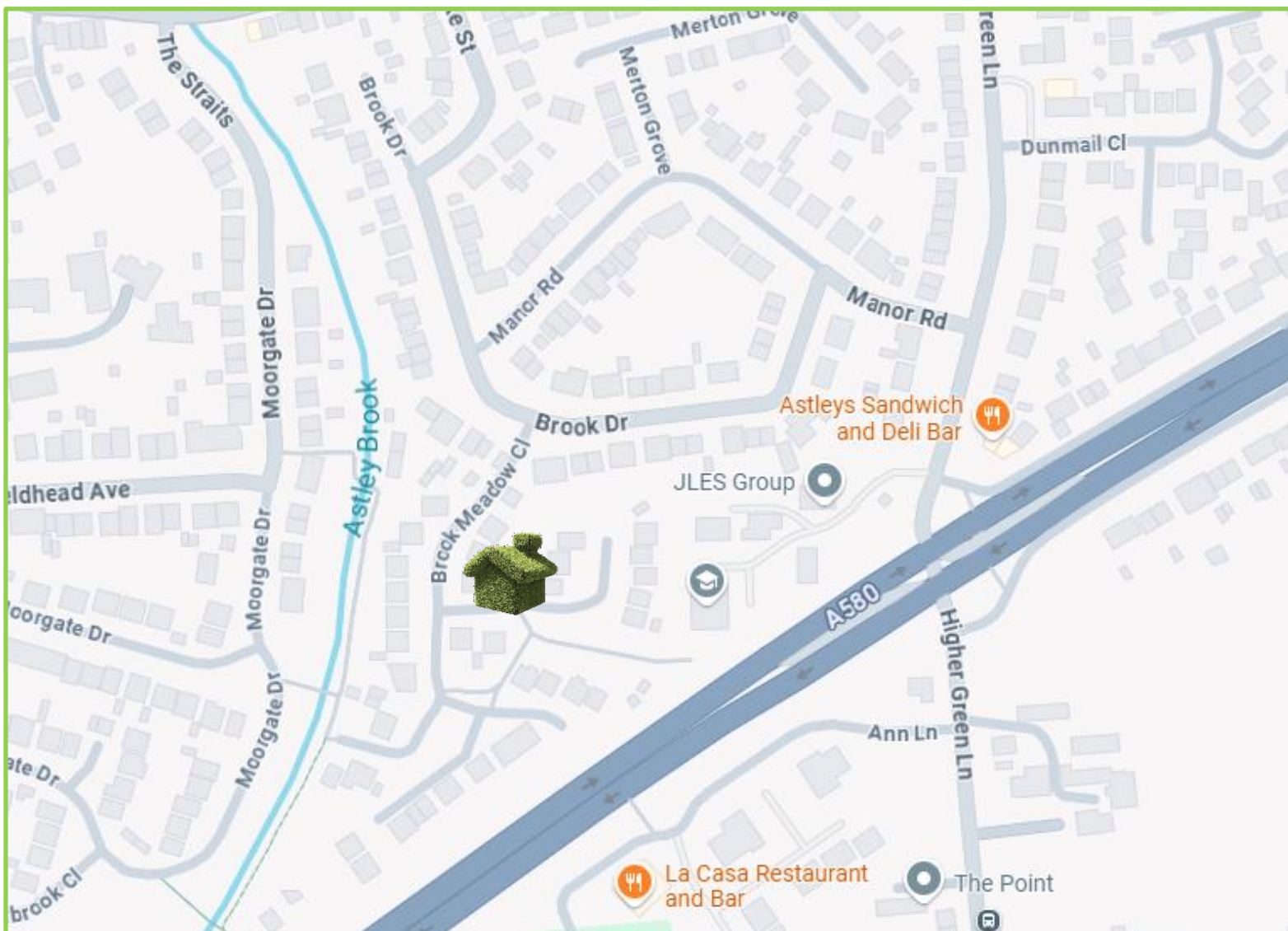
The graph shows this property's current and potential energy rating.

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





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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