



Church Road, Astley M29 7FS

**Offers in Excess of
£290,000**

This three-bedroom semi-detached home is ideally situated on the highly sought-after Church Road in Astley. Boasting a prime location, the property provides excellent access to the guided bus route, the East Lancashire Road (A580), and major motorway networks, making it perfect for commuters. The area is well-served by a range of local shops, popular restaurants, and the vibrant Astley Point, offering a fantastic selection of dining and entertainment options. Additionally, the property is located within a desirable school catchment area, ensuring access to quality education. The accommodation is thoughtfully laid out, beginning with a welcoming hallway that leads to a spacious lounge, ideal for relaxation and family gatherings. The kitchen is well-appointed and connects to a separate dining room, providing the perfect setting for entertaining and family meals. Upstairs, there are three bedrooms and a family bathroom, offering comfortable living space for all members of the household. Externally, the property includes a detached garage, offering additional storage. To the front, there is a driveway providing off-road parking, while the rear garden is maintained, featuring a block-paved patio area, a well-kept lawn, and charming bedding surrounds, perfect for outdoor enjoyment and summer gatherings. Being Freehold, this property ensures complete ownership of both the building and the land it occupies, adding to its appeal. With its ideal location, spacious living areas, and excellent local amenities, this home presents a fantastic opportunity for families and professionals seeking comfort and convenience in the heart of Astley.

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- EXCELLENT SCHOOL CATCHMENT
- FREEHOLD
- DETACHED GARAGE

Hallway

15' 10" x 6' 1" (4.834m x 1.856m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring.

Lounge

14' 0" x 11' 5" (4.258m x 3.487m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, laminate flooring.

Kitchen

10' 2" x 8' 7" (3.104m x 2.610m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer soft close units, range gas cooker and extractor fan, space for washing machine, solid oak work surfaces, 1 1/2 sink unit with drainer and mixer tap, part tiled walls, storage cupboard.

Dining Room

14' 8" x 11' 6" (4.473m x 3.501m) Wooden sliding door to rear, ceiling light point, wall mounted radiator, carpeted flooring.

Stairs/Landing

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

Bedroom One

12' 10" x 11' 4" (3.909m x 3.460m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes, loft hatch.

Bedroom Two

12' 10" x 9' 3" (3.916m x 2.819m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.

Bedroom Three

10' 5" x 9' 0" (3.175m x 2.751m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage x 2.



Bathroom

7' 3" x 6' 2" (2.206m x 1.870m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over and waterfall showerhead, tiled walls.

Outside

Garage

Power, lighting, wooden doors, detached.

Front

Driveway, bedding surrounds.

Rear

Block paved , lawn, bedding surrounds.

Tenure

Freehold

Council Tax Band

C

Other Information

Is the water supply mains or private? Mains

Parking arrangements? Driveway

Is there a flooding risk? No

Any coal mining issues? No

Type of broadband? Fibre Cable - Virgin Media

Is there any restrictions on the covenant? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety issues? N/A







Energy performance certificate (EPC)			
206 Church Road Ashted Tyldesley MANCHESTER M29 7FS	Energy rating C	Valid until:	11 May 2035
		Certificate number:	0340-2252-7550-2295-7041
Property type		Semi-detached house	
Total floor area		89 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 C. It has the potential to be B.

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



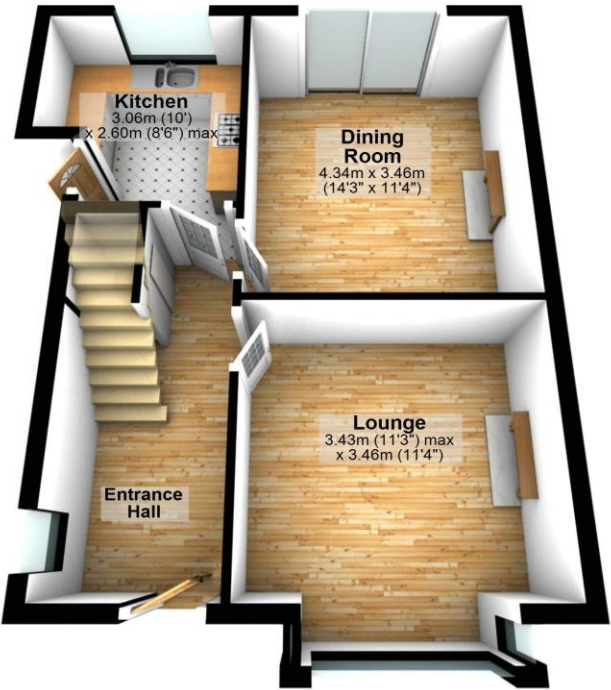
The graph shows this property's current and potential energy rating.

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.

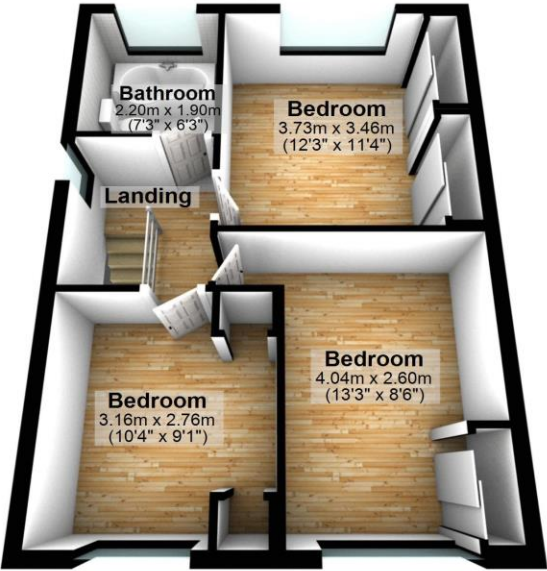
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

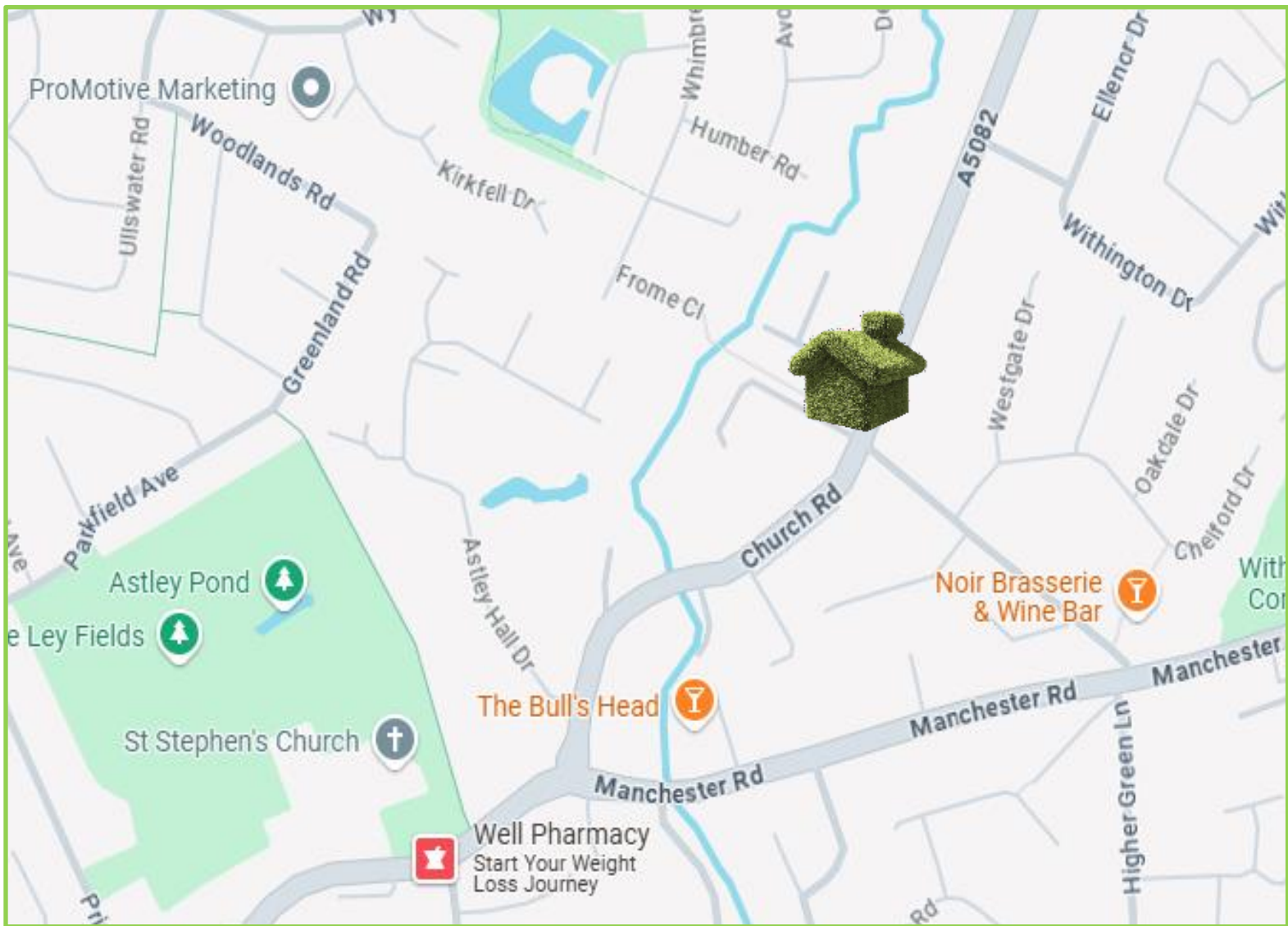
Ground Floor



First Floor



Total area: approx. 87.9 sq. metres (946.2 sq. feet)



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