



Treen Road, Astley M29 7HB

£270,000

Located on one of Astley's most sought-after streets, this extended three-bedroom semi-detached home offers a fantastic opportunity for those looking for a renovation project in a prime location. Perfectly positioned for families and commuters alike, the property is within close proximity to excellent primary and high schools, local bus routes, and the East Lancashire Road (A580), providing easy access to major motorway networks. The guided bus route to Manchester city centre is also nearby, offering excellent transport links for daily travel. The accommodation comprises a hallway, a lounge, a kitchen, and an extended dining/family room, ideal for entertaining or relaxed family living. A second reception room provides additional space that could be used as a study, playroom, or sitting room. Upstairs, the property offers three bedrooms and a family bathroom. Externally, the front of the property features a driveway and a lawned garden, while the rear boasts a generous garden with a large lawn, mature bedding surrounds, and a rear gate, providing plenty of outdoor space with potential to create a beautiful landscaped area. This property presents a superb opportunity to create a dream family home in a desirable location, with the added potential to add value through renovation and modernisation.

- CLOSE TO EXCELLENT AMENITIES
- CLOSE TO TRANSPORT LINKS
- THREE RECEPTION ROOMS
- RENOVATION PROJECT
- OFFERED WITH NO ONWARD CHAIN
- LARGE REAR GARDEN

Hallway

UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

15' 4" x 11' 5" (4.67m x 3.49m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed bay window to front, log burner.

Kitchen

7' 0" x 13' 3" (2.13m x 4.05m) Ceiling light point, wall mounted radiator, lino flooring, rear door, 2 x UPVC windows to rear, wall base and drawer units, space for washing machine and fridge freezer, work surfaces, sink unit, tiled walls.

Dining room/Family Room

19' 4" x 11' 5" (5.90m x 3.49m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed french doors to rear.

2nd Reception Room

15' 9" x 6' 9" (4.80m x 2.05m) Ceiling light point, carpeted flooring, UPVC double glazed french doors to rear, carpeted flooring.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

14' 1" x 11' 6" (4.30m x 3.51m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed bay window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

10' 11" x 11' 5" (3.33m x 3.49m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed window to rear, fitted wardrobes.

Bedroom Three

7' 10" x 8' 0" (2.38m x 2.43m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed window to front.



Bathroom

7' 10" x 8' 0" (2.40m x 2.43m) Ceiling light point, wall mounted radiator, lino flooring, wooden window to rear, basin, WC, bath with shower over, tiled walls.



Outside

Front

Driveway, lawn.

Rear

Lawn, bedding surrounds, gate, shed.

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? Not Known

Broadband how provided? Not Known

If there are restrictions on covenants? Not Known

Is the property of standard construction? Yes

Are there any public rights of way? Not Known

Safety Issues? Not Known







Energy performance certificate (EPC)			
139 Treen Road Aulley Tyldesley MANCHESTER M29 7HB	Energy rating D	Valid until:	18 May 2035
		Certificate number:	0320-2721-4550-2595-5001
Property type		Semi-detached house	
Total floor area		108 square metres	

Rules on letting this property

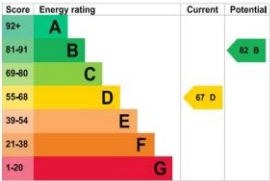
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

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

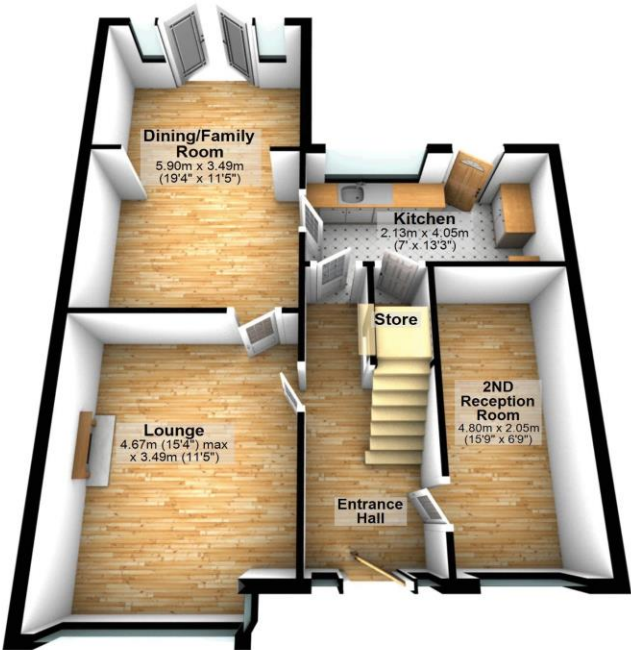


The graph shows this property's current and potential energy rating.

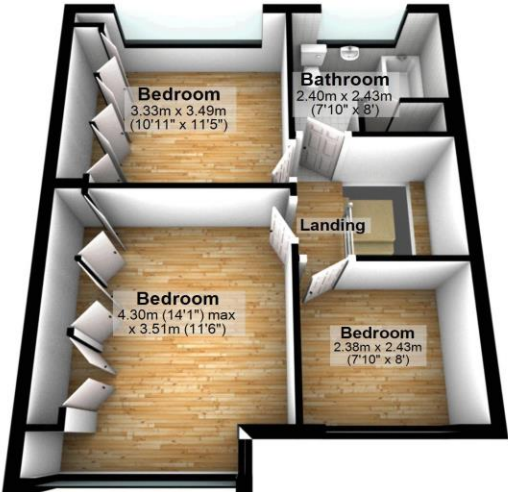
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

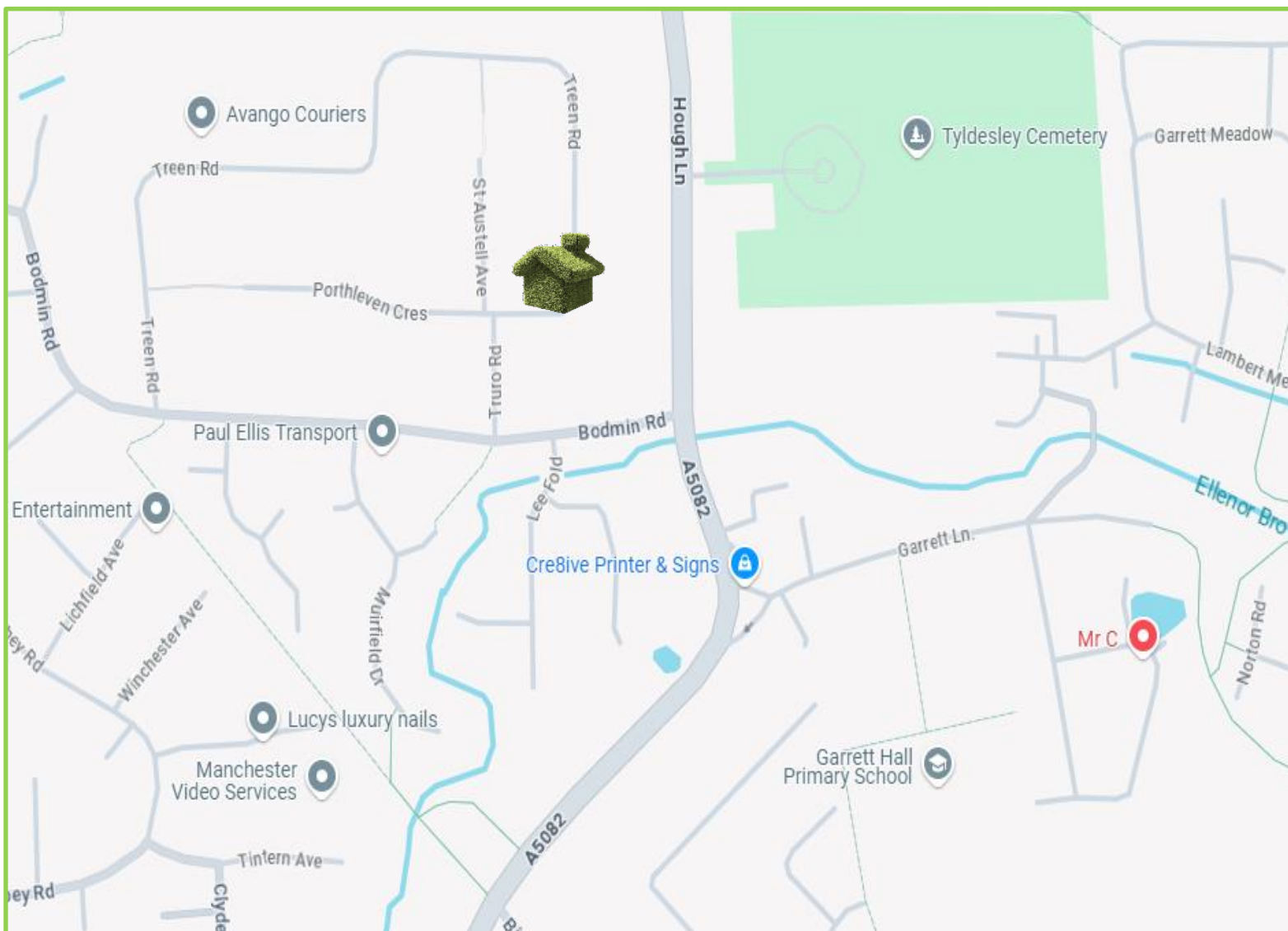
Ground Floor



First Floor



Total area: approx. 110.2 sq. metres (1186.1 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.

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