



**Acresfield, Astley M29 7NL**

**£440,000**

*This stunning four-bedroom detached property is perfectly positioned on the highly sought-after Withington Drive estate, offering stylish, modern living in a family-friendly neighbourhood. Located within the catchment area for highly regarded primary schools and within walking distance to local bus routes, this home also boasts excellent commuter access to the A580 East Lancashire Road, connecting to major motorway networks. The property is within easy reach of everyday conveniences, including a nearby shop, café, small supermarket, and petrol station. Astley Point, with its popular restaurants and bars, is also just a short stroll away, offering a vibrant social scene close to home. Inside, the home is beautifully presented throughout and begins with a welcoming vestibule. The main lounge features a cosy log burner, creating a warm and inviting atmosphere. The heart of the home is the spacious kitchen and dining area, complete with a central island — ideal for family meals and entertaining. A second reception room, currently used as an office, provides flexible space for remote working or a playroom. A WC and one of the four bedrooms, located on the ground floor, add further practicality. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all thoughtfully designed for comfort and functionality. Externally, the property features a paved driveway to the front with the added benefit of an EV car charger. To the rear, there is a low-maintenance garden with artificial grass, stylish paving, green house and a pergola — perfect for outdoor relaxing and entertaining. A standout feature of this home is the owned solar panel system, which includes 10 kW batteries and is fully managed via the Solar Cloud app. With a remaining 8-year guarantee, the system not only supports energy efficiency but also offers an annual payout from the utility provider based on kilowatt hours generated and returned to the grid. Combining modern eco-conscious living with high-quality design and an unbeatable location, this exceptional property is ideal for families or professionals seeking a home that truly has it all.*

- OWNED SOLAR PANELS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- SOUGHT AFTER AREA
- EV CHARGER TO FRONT
- LARGER THAN AVERAGE

### **Vestibule**

4' 6" x 4' 9" (1.371m x 1.446m) UPVC double glazed door to front, spotlight, storage cupboard, tiled flooring.

### **Lounge**

21' 11" x 14' 5" (6.683m (Narrowing to 4.019) x 4.395m (Narrowing to 2.807) ) Part glazed door, ceiling light point x 2, double panel radiator, UPVC bow double glazed window to front, carpeted flooring, log burner, recessed shelving for TV, stairs to first floor.



### **Kitchen**

15' 9" x 22' 2" (4.789m x 6.757m) Double doors to lounge, spotlights, double panel radiator x 2, UPVC double glazed window to rear, lino flooring, wall base and drawer units, rangemaster oven/hob, space for washing machine and dryer, space for american fridge freezer, work surfaces, splashback tiles, air con unit with heater, integrated dishwasher, island with cupboards.



### **2nd Reception Room/Office**

8' 4" x 13' 10" (2.551m x 4.227m) Part glazed internal door, UPVC door to side, ceiling light point, double panel radiator, under stairs storage, lino flooring.

### **WC**

Ceiling light point, UPVC double glazed window to side, lino flooring, basin with vanity unit, WC.



### **Stairs/Landing**

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

### **Bedroom One**

11' 9" x 12' 8" (3.591m x 3.859m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

### **Bedroom Two**

10' 0" x 11' 1" (3.046m x 3.383m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





### **Bedroom Three**

10' 2" x 8' 9" (3.107m x 2.670m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Bedroom Four downstairs**

10' 0" x 8' 9" (3.036m x 2.670m) Ceiling light point, modern radiator, UPVC double glazed window to side, carpeted flooring.



### **Bathroom**

5' 4" x 12' 1" (1.627m x 3.681m) Spotlights, heated towel rail, 2 x UPVC double glazed windows to rear, tiled flooring, basin with vanity unit, WC, bath with shower over, tiled walls.

### **Outside**

#### **Front**

Paved driveway, dwarf wall, bedding surrounds with sleepers, EV charging point.



#### **Rear**

Flagged, hot water tap, greenhouse attached to house, fenced around, pergola with electric, artificial grass, borders.

#### **Tenure**

Leasehold

#### **Council Tax Band**

E

### **Other Information**

Is the water supply mains? Supply mains Parking arrangements? Double drive Is there a flooding risk? No Any coal mining issues? No Type of broadband? Cable virgin Is there any restrictions on the covenant? No Is the property of standard construction? Standard Are there any public rights of way? No Safety issues? No









Energy performance certificate (EPC)			
34, Acresfield Asley, Tyldesley MANCHESTER M29 7NL	Energy rating <b>D</b>	Valid until:	17 August 2026
		Certificate number:	9568-0051-7208-4466-7940
Property type		Detached house	
Total floor area		124 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 C.

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

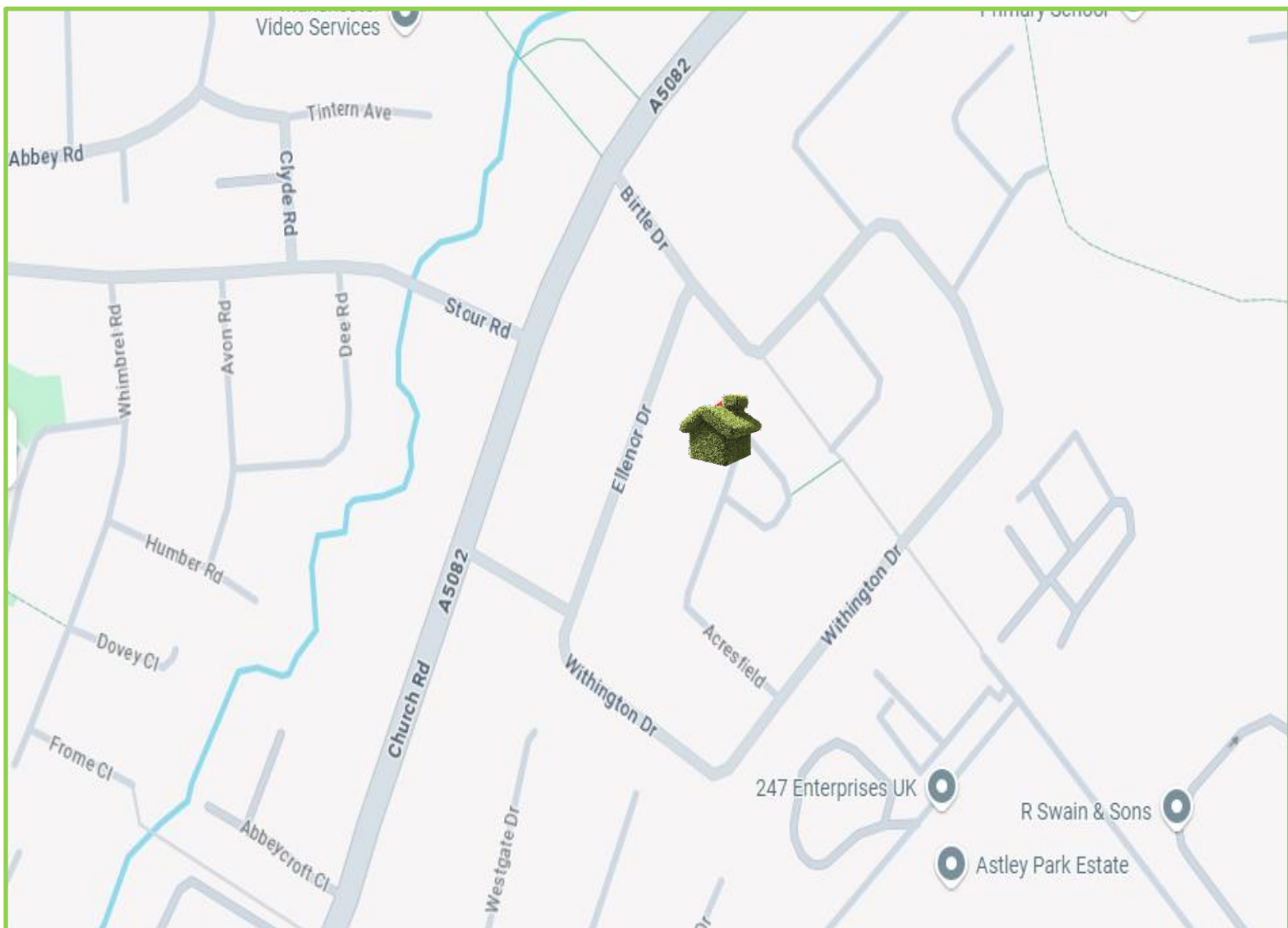


The graph shows this property's current and potential energy rating.

**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.

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