



North Lane, Astley M29 7AD

£190,000

This well-maintained three-bedroom semi-detached property is ideally situated within walking distance of local convenience shops and offers excellent transport links, making it perfect for first-time buyers or growing families. With the East Lancashire Road (A580) just a short drive away, commuters benefit from quick and easy access to major motorway networks. The nearby park and ride guided busway provides a direct route into Manchester city centre, further enhancing the property's connectivity. The accommodation comprises a welcoming hallway, a spacious lounge, a separate dining room ideal for family meals or entertaining, and a well-equipped kitchen. Upstairs, there are three bedrooms and a family bathroom, offering comfortable living space throughout. Externally, the property features a driveway and garage, providing off-road parking. Set in a location popular with families, the home also benefits from being close to a range of highly regarded primary schools, making it an ideal choice for buyers seeking both convenience and a strong community feel.

- FREEHOLD
- OFFERED WITH NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO EXCELLENT SCHOOLS
- IDEAL FOR FIRST TIME BUYERS

Hallway

4' 2" x 4' 1" (1.258m x 1.249m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

13' 6" x 14' 6" (4.122m x 4.431m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, electric fire.

Kitchen

11' 11" x 6' 2" (3.640m x 1.876m) Strip light, UPVC double glazed window to side, carpeted flooring, wall base and drawer units, space for freestanding oven/hob, washing machine and fridge freezer, work surfaces, sink unit with drainer and twin taps.

Dining Room

11' 11" x 11' 4" (3.637m x 3.443m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Stair/Landing

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

Bedroom One

13' 7" x 10' 8" (4.138m x 3.239m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front.

Bedroom Two

11' 11" x 10' 7" (3.644m x 3.238m) Ceiling light point, UPVC double glazed window to rear, carpeted flooring, storage cupboard.

Bedroom Three

10' 3" x 6' 11" (3.118m x 2.114m) Ceiling light point, UPVC double glazed window to side, carpeted flooring.

Bathroom

8' 5" x 6' 11" (2.574m x 2.117m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, basin, Wc, walk in shower, part tiled walls.



Outside

Front

Driveway, Flagged.

Rear

Patio area, lawn, bedding surrounds, 2 x sheds, garage.

Garage

Wooden side door, up and over door, detached from property.

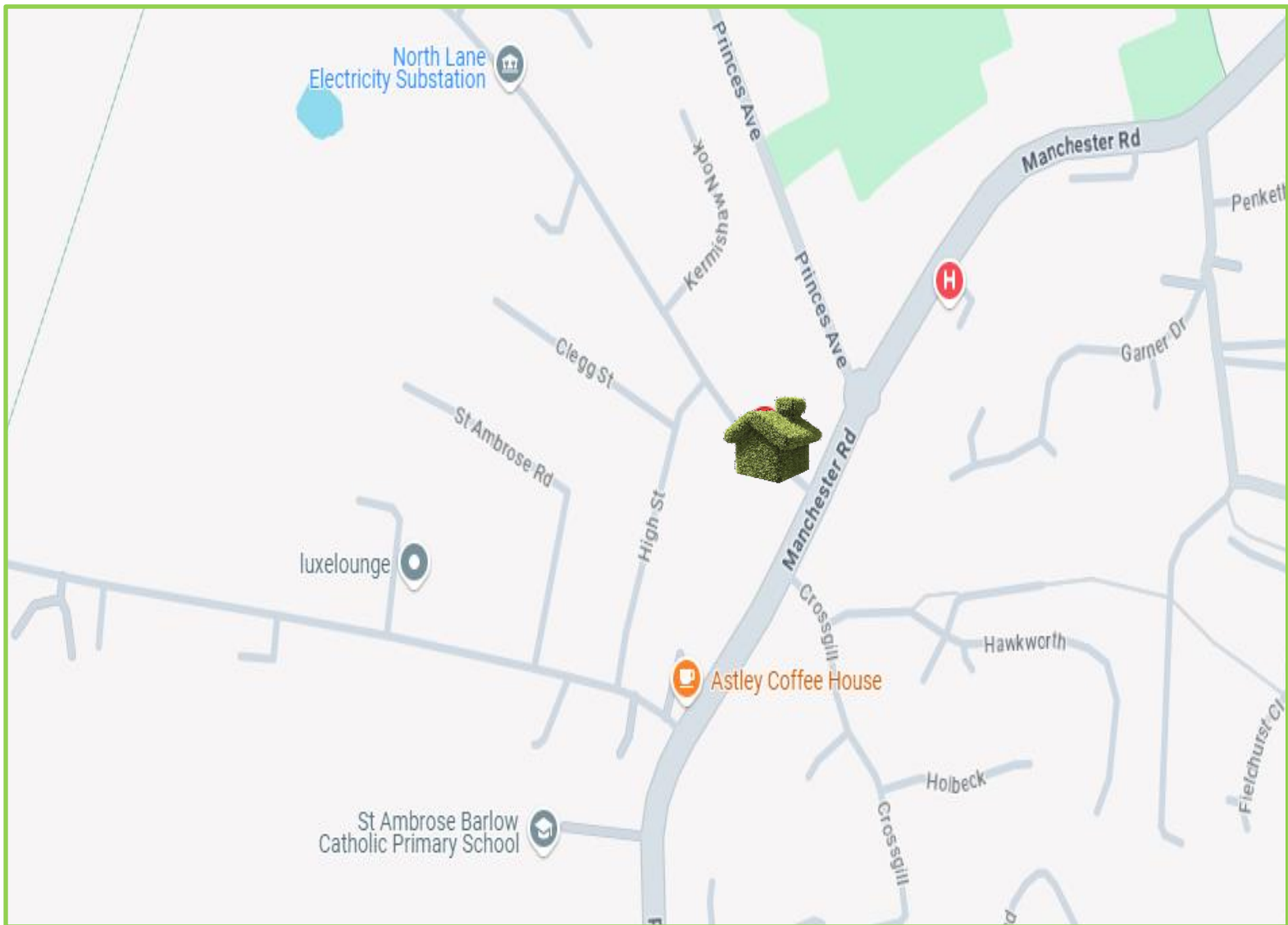
Other Information

*Water mains or private? Mains Parking arrangements?
Driveway Flood risk? Unknown Coal mining issues in the area?
Unknown Broadband how provided? Unknown If there are
restrictions on covenants? Unknown Is the property of
standard construction? Unknown Are there any public rights
of way? Unknown Safety Issues? Unknown*









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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