



Caldwell Avenue, Astley M29 7EA

Offers Over £245,000

This spacious end terrace property is ideally situated off Manchester Road in Astley, offering a fantastic location within walking distance of both highly regarded primary and high schools. Local bus routes are close by, and the guided busway to Manchester city centre is just a short drive away, making this home perfect for families and commuters alike. The ground floor accommodation comprises a welcoming porch, a generous lounge, a well-equipped kitchen, dining room, and a versatile fourth bedroom complete with its own en-suite — ideal for guests, a home office, or multi-generational living. Upstairs, there are three further bedrooms and a family bathroom, providing ample space for a growing family. Externally, the property features a lawned front garden with a pathway leading to the entrance, and a detached garage is located to the side offering valuable storage or parking. To the rear, the garden includes a patio area and lawn, providing a private and functional outdoor space. With its flexible layout, family-friendly location, and excellent transport links, this property offers superb potential and convenience.

- FOUR BEDROOMS
- ENSUITE TO FORTH BEDROOMS
- EXCELLENT SCHOOLS NEARBY
- CORNER PLOT
- TWO RECEPTION ROOMS
- GUIDED BUS WAY CLOSE BY

Porch

4' 9" x 5' 3" (1.442m x 1.608m) UPVC double glazed door to front, ceiling light point, laminate flooring, storage cupboard.

Lounge

16' 10" x 12' 10" (5.12m x 3.9m) Ceiling light point, UPVC double glazed window to front, laminate flooring, gas fire.

Dining Room

16' 10" x 10' 4" (5.12m x 3.14m) Ceiling light point, wall mounted radiator, laminate flooring, storage under stairs.

Kitchen

15' 9" x 9' 0" (4.79m x 2.75m) UPVC double glazed to rear, spotlights, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, induction AEG hob, NEFF electric oven, space for washing machine, under counter fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled walls.

Bedroom Four Downstairs

14' 7" x 9' 0" (4.44m x 2.75m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Ensuite to Bedroom Four

Ceiling light point, UPVC double glazed window to side, tiled flooring, WC, basin, shower.

Stairs/Landing

Ceiling light point, laminate flooring, loft hatch.

Bedroom One

13' 2" x 10' 2" (4.011m x 3.101m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.

Bedroom Two

10' 1" x 10' 2" (3.067m x 3.098m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.



Bedroom Three

10' 7" x 6' 6" (3.229m x 1.969m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes and overhead storage with desk.

Bathroom

6' 11" x 6' 5" (2.109m x 1.949m) Spotlights, heated towel rail, under floor heating, UPVC double glazed window to rear, tiled flooring, basin, WC, walk in corner shower with waterfall shower head.

Outside

Front

Lawn and path.

Rear

Patio, lawn.

Garage

Detached, up and over door.

Tenure

Freehold

Council Tax Band

A

Other Information

Water mains or private? Mains Parking arrangements?
Garage and Drive Flood risk? No Coal mining issues in the area? No Broadband how provided? Cable If there are restrictions on covenants? No Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No







Energy performance certificate (EPC)

36 Caldwell Avenue
Ashtley
Tyldesley
MANCHESTER
M29 7EA

Energy rating
C

Valid until:
7 April 2035

Certificate number:
0585-3048-6204-8325-9204

Property type
End-terrace house

Total floor area
97 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

https://find-energy-certificate.service.gov.uk/energy-certificate/0585-3048-6204-8325-9204?print=true

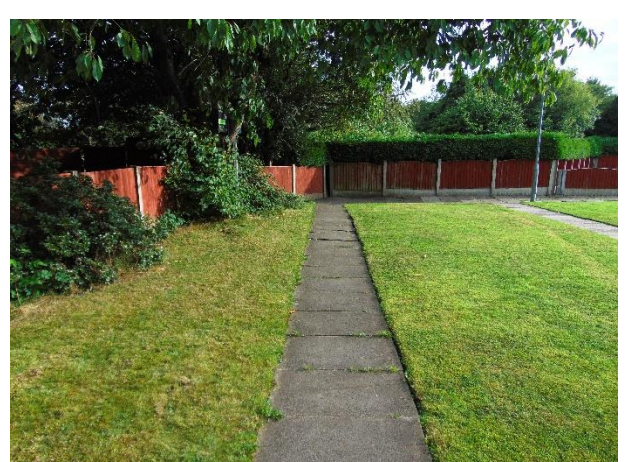
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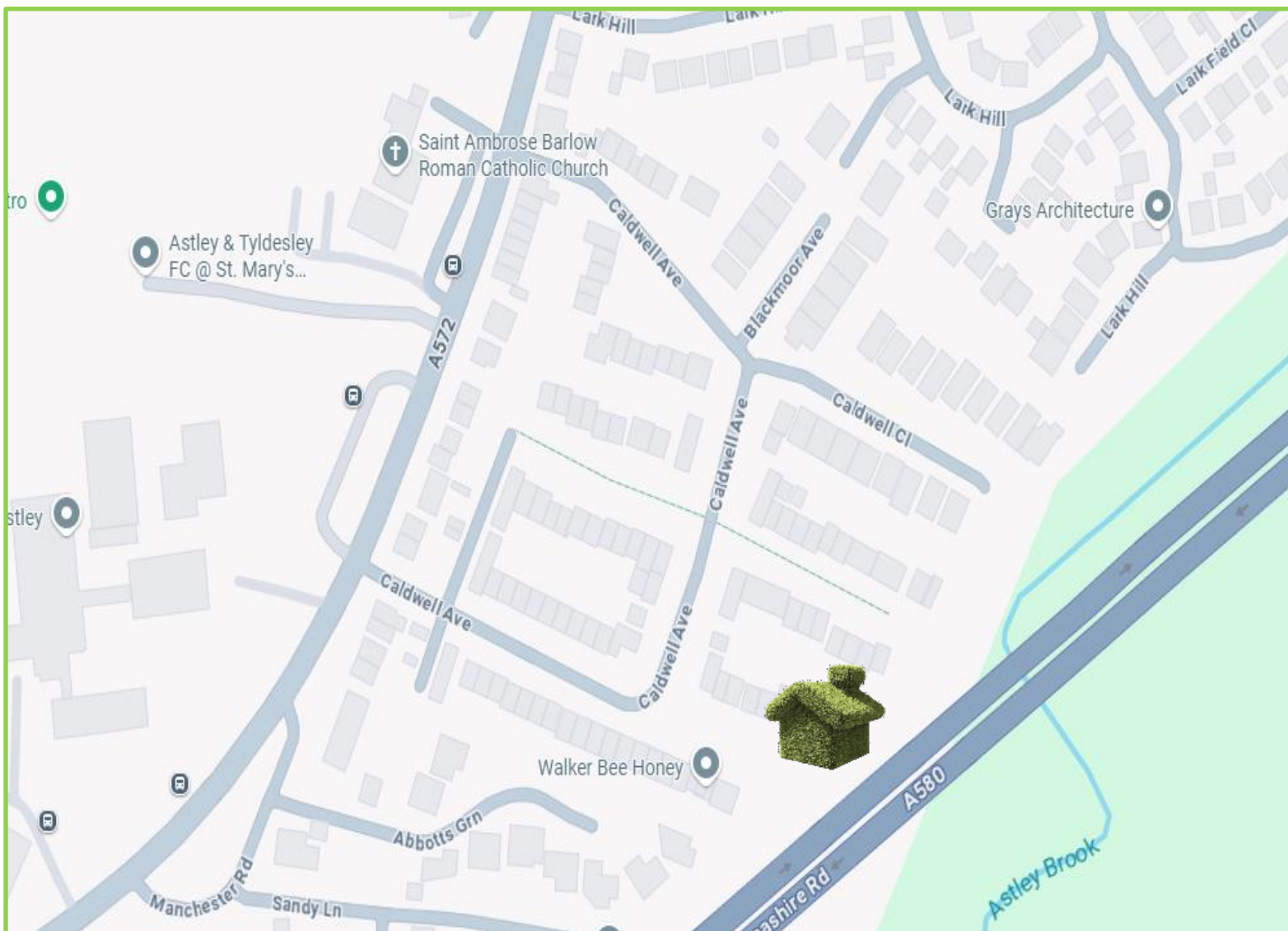
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.

The ground floor plan shows a rectangular layout. On the left side, there is a 'PORCH' at the bottom, followed by a 'STAIRS' area with an 'UP' arrow. To the right of the stairs is a 'STORAGE' area. The main living area consists of a 'SITTING ROOM' (16'9" x 12'10", 5.12m x 3.91m) at the bottom, a 'DINING ROOM' (16'9" x 10'4", 5.12m x 3.14m) in the middle, and a 'KITCHEN' (15'9" x 9'0", 4.79m x 2.75m) at the top. To the right of the kitchen is 'BEDROOM 4' (14'7" x 9'0", 4.44m x 2.75m). A 'DOOR' is shown between the kitchen and bedroom 4.

1ST FLOOR
389 sq.ft. (35.1 sq.m.) approx.

The first floor plan shows a rectangular layout. On the left side, there is a 'STAIRS' area with a 'DOWN' arrow. To the right of the stairs is a 'STORAGE' area. The main living area consists of a 'SHOWER ROOM' (6'8" x 6'1", 2.02m x 1.86m) at the top, a 'LANDING' in the middle, and three bedrooms: 'BEDROOM 3' (9'11" x 6'8", 3.04m x 2.02m) at the bottom left, 'BEDROOM 2' (10'2" x 9'11", 3.10m x 3.02m) at the bottom middle, and 'BEDROOM 1' (13'3" x 10'2", 4.03m x 3.10m) at the bottom right.





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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