



Thorncroft Avenue, Astley M29 7TA

Offers Over £270,000

Located in the charming and historic Gin Pit Village, this modern four-bedroom townhouse offers a perfect balance of peaceful village living with excellent transport links. With easy access to local bus routes and just a short drive to the East Lancashire Road (A580), commuters will benefit from quick connections to major motorway networks. Tyldesley town centre is also a short drive away, offering a variety of shops, restaurants, and amenities, while the guided bus route provides a direct link to Manchester city centre. The property is thoughtfully designed over three floors, beginning with a welcoming hallway that leads into a spacious kitchen and dining area. A useful storage cupboard, housing the washing machine, adds to the functionality of this space. The lounge is a comfortable retreat, perfect for relaxation or entertaining. The home boasts four well-proportioned bedrooms, with both the master bedroom benefiting from a private ensuite shower room, adding a touch of luxury and convenience and a family bathroom. Externally, the low-maintenance rear garden features a patio area and artificial grass, providing an ideal outdoor space with minimal upkeep. Additionally, the property comes with two parking spaces. This fantastic townhouse offers modern living in a sought-after location, making it an excellent choice for families and professionals alike.

- **NO CHAIN**
- LOW MAINTENANCE REAR GARDEN
- FOUR BEDROOMS
- ENSUITE TO MASTER BEDROOMS
- EXCELLENT TRANSPORT LINKS
- GUIDED BUS WAY

Hallway

21' 7" x 7' 0" (6.581m x 2.137m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator, lino flooring.

Lounge

9' 5" x 18' 7" (2.880m x 5.653m) Solid oak double doors, ceiling light point x 2, UPVC double glazed windows x2 to front, carpeted flooring.

Kitchen/Diner

26' 3" x 10' 11" (7.994m x 3.319m) UPVC double glazed door to rear, spotlights, ceiling light point x 2, wall mounted radiator, UPVC double glazed windows to front and rear, lino flooring, wall base and drawer units, gas hob and AEG double electric oven, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, spacious storage cupboard storing washing machine with work surfaces and base unit.

WC

Spotlights, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC.

Stairs to first floor

Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, storage cupboard.

Bedroom One

11' 0" x 10' 8" (3.354m x 3.257m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Two

9' 10" x 11' 6" (2.999m x 3.500m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Three

9' 4" x 11' 2" (2.838m x 3.398m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bedroom Four

9' 10" x 6' 9" (2.993m x 2.051m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bathroom

6' 4" x 7' 1" (1.928m x 2.164m) Spotlights, heated towel rail, extractor fan, lino flooring, basin, WC, bath with shower over, tiled flooring.

Stairs to second floor

Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, loft hatch.

Ensuite

Spotlights, heated towel rail, extractor, lino flooring, WC, basin, shower, tiled.

Outside

Front

2 x parking spaces

Rear

Patio area, artificial grass, alley for bins.

Council Tax Band

Tenure

Leasehold

Other Information

Is the water supply mains? Mains Parking arrangements? 2 car parking bays along with use of VP car parking spaces Is there a flooding risk? No Any coal mining issues? No Type of broadband? Fibre EE Is there any restrictions on the covenant? No Is the property of standard construction? Yes Are there any public rights of way? Unknown Safety issues? No







Energy performance certificate (EPC)

7 Thomcroft Avenue
Aslley
Tyldesley
MANCHESTER
M29 7TA

Energy rating
C

Valid until:
1 December 2033

Certificate number:
0697-3932-1202-6007-8204

Property type
Mid-terrace house

Total floor area
135 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		99 B
69-80	C	80 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/0697-3932-1202-6007-8204?print=true

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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

KITCHEN/DINING ROOM
26'1" x 11'6"
7.94m x 3.50m

UTILITY ROOM
4'9" x 9'10"
1.45m x 1.17m

WC
7'0" x 4'9"
2.14m x 1.45m

UP

1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.

BEDROOM 1
12'0" x 11'11"
3.66m x 3.38m

ENSUITE
8'2" x 4'7"
2.49m x 1.39m

SITTING ROOM
18'6" x 9'6"
5.64m x 2.89m

UP

2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.

BEDROOM 3
11'1" x 9'11"
3.38m x 3.01m

BATHROOM
7'1" x 5'7"
2.16m x 1.70m

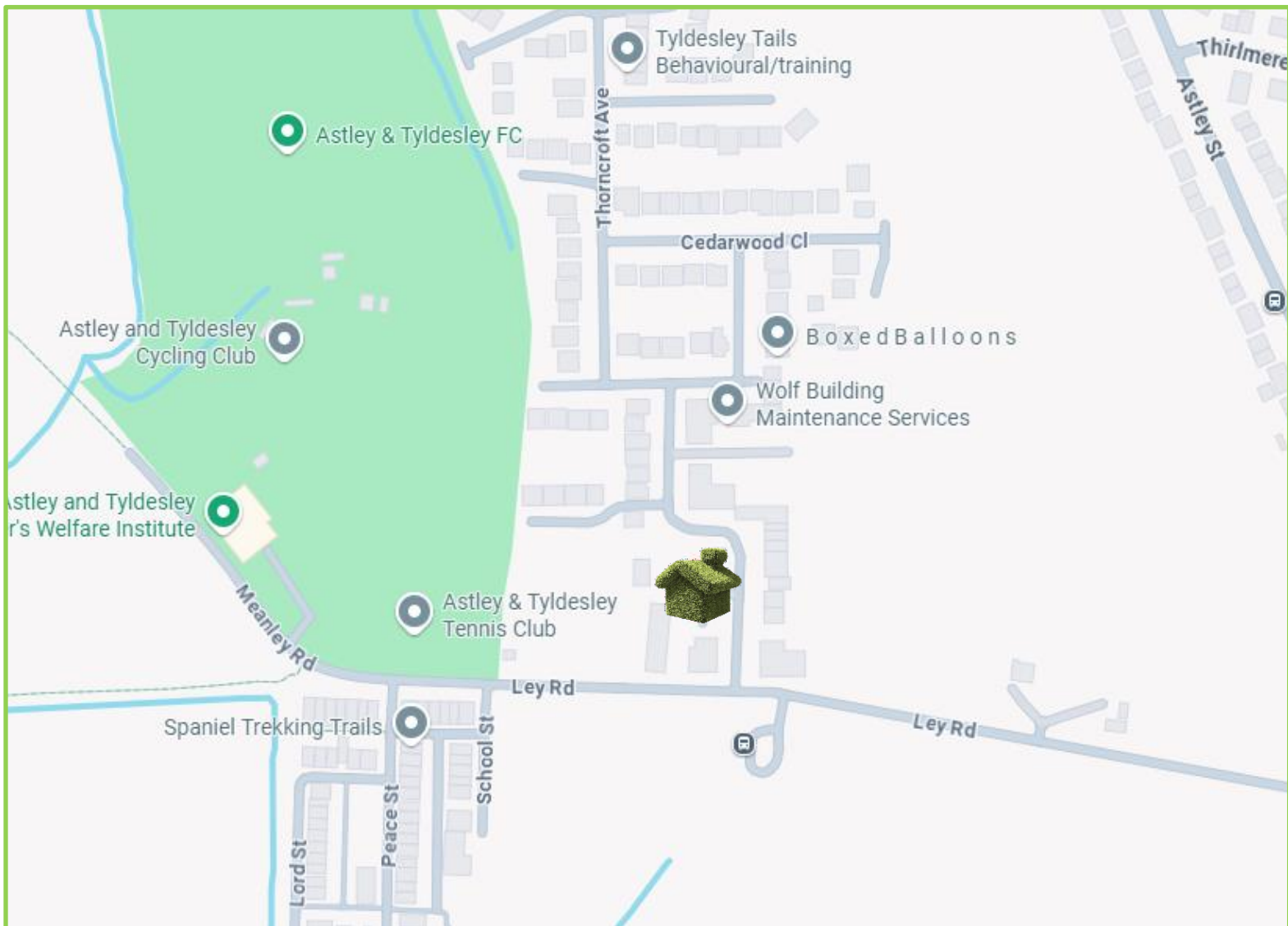
BEDROOM 2
11'8" x 10'7"
3.56m x 3.22m

BEDROOM 4
10'7" x 6'10"
3.22m x 2.08m

DOWN

TOTAL FLOOR AREA : 1446 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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