



Loughrigg Close, Astley M29 7GD

**Offers in Excess of
£425,000**

Situated in a peaceful and highly sought-after cul-de-sac in Astley, this impressive four-bedroom detached home offers an ideal setting for family living. Early viewing is strongly recommended to truly appreciate the space and potential this property has to offer. Perfectly positioned within walking distance of local schools, the home also provides excellent access to amenities and transport links, including the V1 guided busway. The ground floor comprises an entrance hallway, spacious lounge, dining room, family room, kitchen, WC, and a utility room. Upstairs, there are four well-proportioned bedrooms, including a master with en-suite, along with a family bathroom. Externally, the property benefits from a lawned front garden and driveway, while the rear garden features a patio area, lawn, pond, and decking—ideal for relaxing or entertaining.

- THREE RECEPTION ROOMS
- UTILITY & WC
- SOUGHT AFTER LOCATION
- CATCHMENT FOR EXCELLENT SCHOOLS
- ENSUITE TO MASTER
- GUIDED BUS WAY LOCAL

Hallway

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

Lounge

Ceiling light point x 2, wall mounted radiator, UPVC double glazed bay window to front, solid oak flooring, gas fire.

Kitchen

11' 0" x 9' 9" (3.351m x 2.981m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, solid oak flooring, wall base and drawer units, gas hob, electric oven, space for fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled walls, storage cupboard.

Dining Room

11' 1" x 9' 0" (3.377m x 2.731m) UPVC double glazed french doors to rear, ceiling light point, wall mounted radiator, solid oak flooring.

Utility Room

11' 3" x 5' 9" (3.420m x 1.765m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, solid oak flooring, work surface, sink unit, UPVC double glazed door to side.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring, basin, WC.

Family Room

16' 5" x 7' 8" (4.994m x 2.326m) Spotlights, wall mounted radiator, laminate flooring, UPVC double glazed window to front, storage cupboard.

Stairs/Landing

Ceiling light point, wall mounted radiator, carpeted flooring, storage cupboard, loft hatch.

Bedroom One

12' 8" x 11' 3" (3.861m x 3.419m) Spotlights, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes.



Ensuite

Spotlights, heated towel rail, UPVC double glazed window to side, lino flooring, WC, basin, shower, tiled walls.

Bedroom Two

8' 7" x 10' 7" (2.626m x 3.215m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, fitted wardrobes.

Bedroom Three

10' 4" x 8' 2" (3.161m x 2.497m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Bedroom Four

8' 8" x 8' 2" (2.632m x 2.478m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bathroom

6' 7" x 6' 8" (1.994m x 2.041m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over the bath, tiled walls.

Outside**Front**

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds, gate, pond, decking, lean to wooden structure with power and light.

Tenure

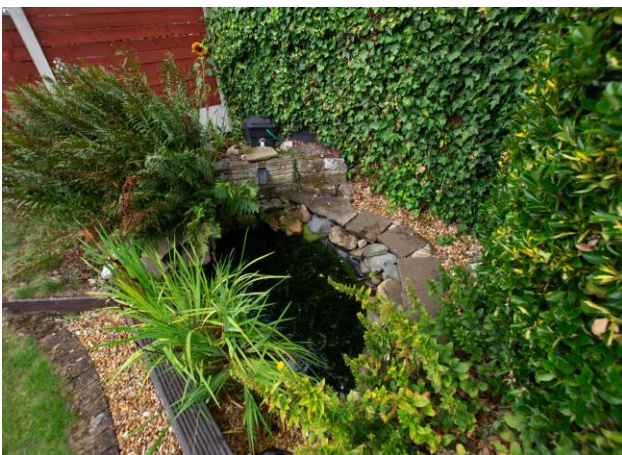
Freehold

Council Tax Band

D







Energy performance certificate (EPC)		
9 Loughrigg Close Ashtley Tyldesley MANCHESTER M29 7GD	Energy rating B	Valid until: 15 July 2035
		Certificate number: 9856-3052-5203-2065-7200
Property type		Detached house
Total floor area		109 square metres

Rules on letting this property

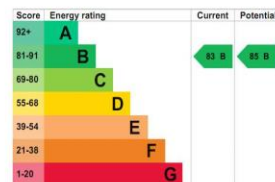
Properties can be let if they have an energy rating from A to E.

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 B. 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.

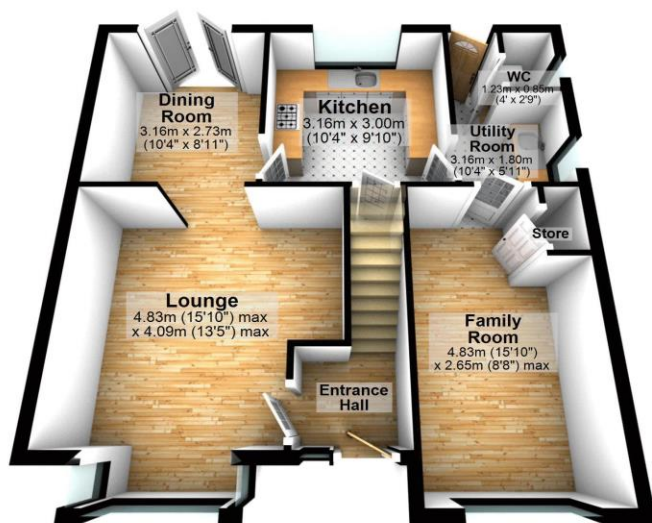
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/9856-3052-5203-2065-7200/print>true>

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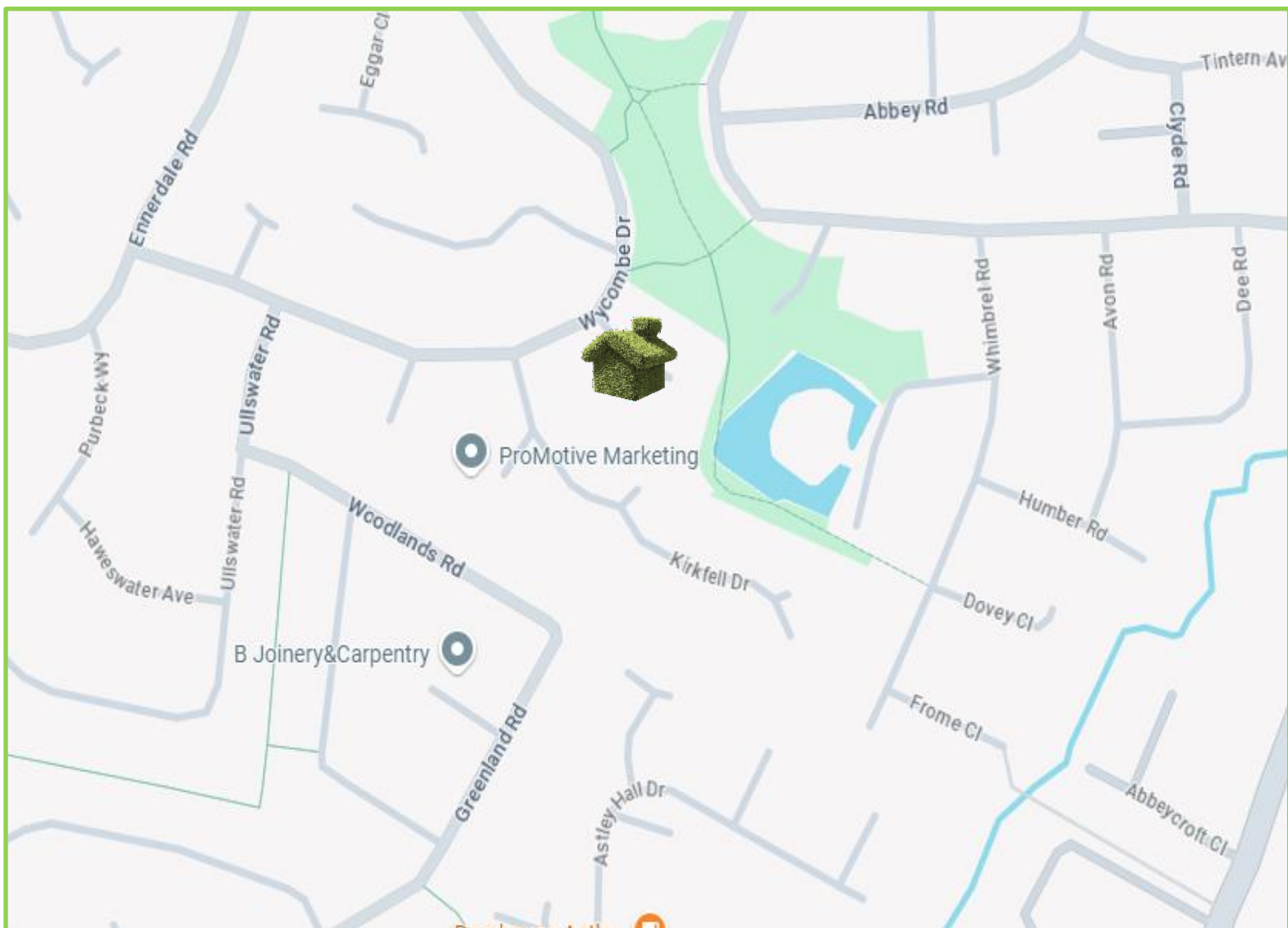
Ground Floor



First Floor



Total area: approx. 110.7 sq. metres (1191.7 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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