



## Thistle Croft, Astley M29 7SY

£439,999

*Situated in the heart of Astley, Thistle Croft enjoys a prime, tucked-away position to the rear of Garrett Hall School. This sought-after development offers the perfect blend of modern comfort, practicality, and an enviable location within a highly regarded school catchment area. Conveniently close to shops, local amenities, and excellent transport links, this property is perfectly suited for family living. The accommodation comprises of Welcoming hallway, Bright lounge, Spacious kitchen/dining area, Versatile second reception room (or fifth bedroom), Utility room, Ground-floor WC. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, the master bedroom is complete with ensuite. Externally, the home benefits from a driveway to the front, while the rear garden features a patio, decking, and a lawn—ideal for entertaining and family time.*

- 4/5 BEDROOM
- UTILITY/WC
- ENSUITE TO MASTER
- SOUGHT AFTER DEVELOPMENT
- EXCELLENT SCHOOLS NEARBY
- GOOD TRANSPORT LINKS

### **Hallway**

13' 1" x 6' 1" (3.993m x 1.847m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

### **Lounge**

16' 1" x 10' 5" (4.906m x 3.183m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed bay window to front, carpeted flooring.

### **Kitchen/Dining**

10' 8" x 20' 2" (3.250m x 6.146m) UPVC double glazed french doors to rear, spotlights, wall mounted radiator x 2, UPVC double glazed window to rear, laminate flooring, wall base and drawer soft close units, gas hob, double electric oven, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

### **5th Bedroom/2nd Reception Room**

16' 8" x 7' 11" (5.075m x 2.422m) Ceiling light point, wall mounted radiator, UPVC double glazed door to rear, laminate flooring, work surfaces, 1 1/2 sink unit, wall and base units.

### **WC**

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

### **Stairs/Landing**

Ceiling light point, carpeted flooring, loft hatch (loft is boarded, ladders, light) airing cupboard.

### **Bedroom One**

15' 8" x 10' 6" (4.774m x 3.213m) Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

### **Ensuite**

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





**Bedroom Two**

16' 2" x 8' 6" (4.920m x 2.584m) Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

**Bedroom Three**

11' 5" x 8' 3" (3.474m x 2.504m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

**Bedroom Four**

8' 0" x 9' 11" (2.441m x 3.024m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

**Bathroom**

8' 0" x 7' 1" (2.438m x 2.148m) Spotlights, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, tiled walls.

**Outside****Front**

Driveway, lawn.

**Rear**

Patio area, decking, lawn, large shed, gated.

**Tenure**

Leasehold

**Council Tax Band**

D

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin or BT

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)			
1, Thistle Croft Asley, Tyldesley MANCHESTER M29 7SY	Energy rating  <b>B</b>	Valid until:	18 July 2028
		Certificate number:	8768-7333-5810-4971-0992
Property type		Detached house	
Total floor area		114 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 A.

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



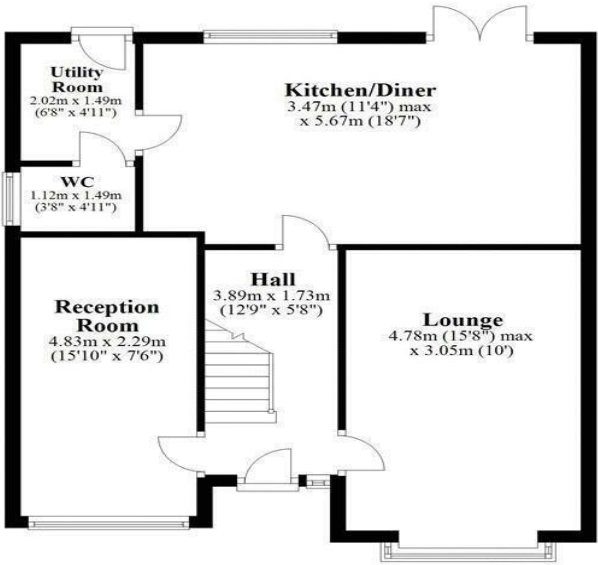
The graph shows this property's current and potential energy rating.

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.

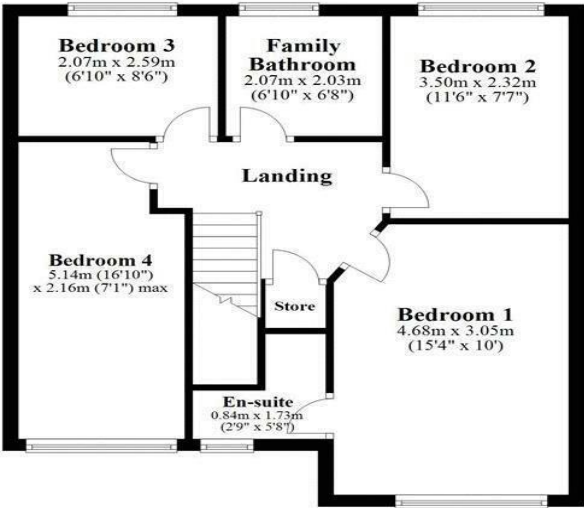
For properties in England and Wales:

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

Ground Floor



First Floor

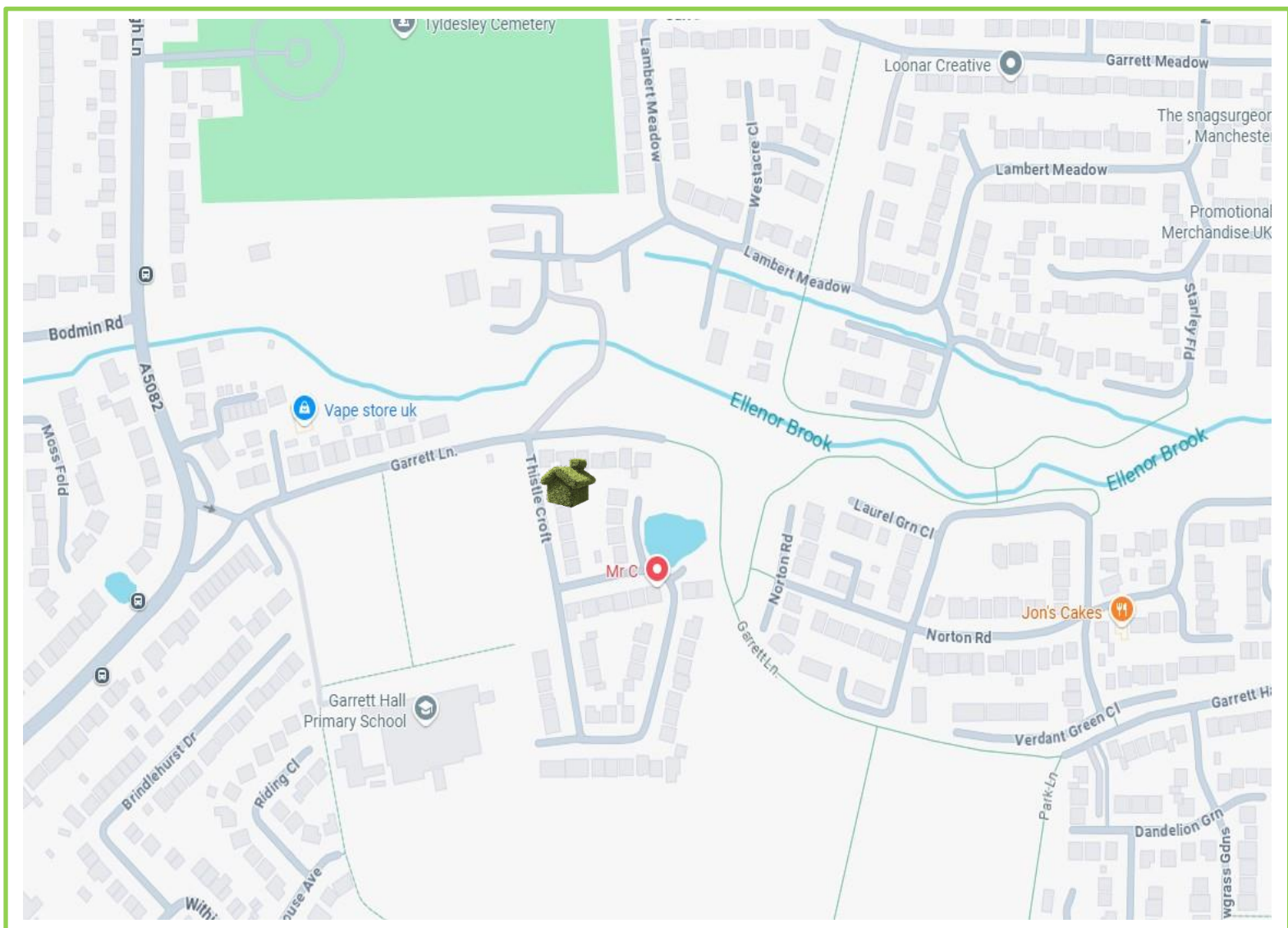


Second Floor



Total area: approx. 128.3 sq. metres (1381.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.



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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