



Coniston Road, Astley M29 7AS

£159,950

This charming one-bedroom bungalow is ideally located off Ennerdale Road in a popular and well-established residential area of Astley. Perfect for those seeking single-level living in a quiet yet convenient location, this property offers a fantastic opportunity for first-time buyers, downsizers, or investors. Internally, the accommodation comprises a bright and welcoming lounge, a fitted kitchen, a comfortable double bedroom, and a bathroom. The layout is compact yet practical, offering all the essentials for easy, low-maintenance living. Externally, the property features a driveway to the front providing off-road parking. To the rear, there is a private garden with a patio area, lawn, and gated access — ideal for enjoying outdoor space in a peaceful setting. With its sought-after location and great potential, early viewing is highly recommended.

- IDEAL FOR INVESTORS
- CLOSE TO TRANSPORT LINKS
- EXCELLENT LOCATION
- ONE BEDROOM
- FRONT DRIVEWAY
- REAR GARDEN

Lounge

18' 8" x 14' 5" (5.680m x 4.387m) UPVC double glazed door to front, spotlights, wall mounted radiator x 2, UPVC double glazed window to front, laminate flooring.

Kitchen

8' 10" x 9' 11" (2.703m x 3.010m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, UPVC double glazed window to side, laminate flooring, wall base and drawer units, gas hob, electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, part tiled walls.

Inner Hallway

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

Bedroom One

11' 5" x 14' 7" (3.492m x 4.433m) Ceiling light point x 2, wall mounted radiator x 2, 2 x UPVC double glazed windows to rear, laminate flooring.

Bathroom

5' 4" x 6' 11" (1.621m x 2.119m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, lino flooring, basin, WC, walk in shower.

Outside

Front

Driveway

Rear

Patio area, lawn, gate.

Council Tax Band

B

Tenure

Freehold



Other Information

Is the water supply mains or private?: Mains

Parking arrangements?: Off road parking for one car on driveway

Is there a flooding risk?: No

Any coal mining issues?: Speak to agent

Type of broadband: Full Fibre (FTTP)

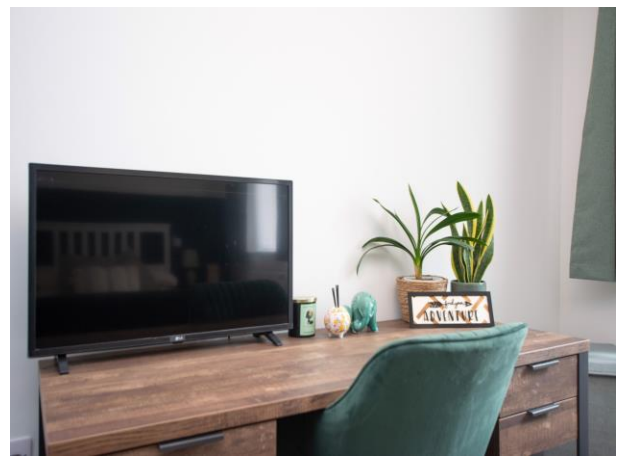
Is there any restrictions on the covenant? Speak to agent

Is the property of standard construction?: Yes

Are there any public rights of way?: No

Safety issues?: No







Energy performance certificate (EPC)		
1a Coniston Road TYLDESLEY M29 7AS	Energy rating C	Valid until: 1 September 2032
		Certificate number: 0300-3192-3110-2602-3925
Property type	Detached bungalow	
Total floor area	49 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.](#)

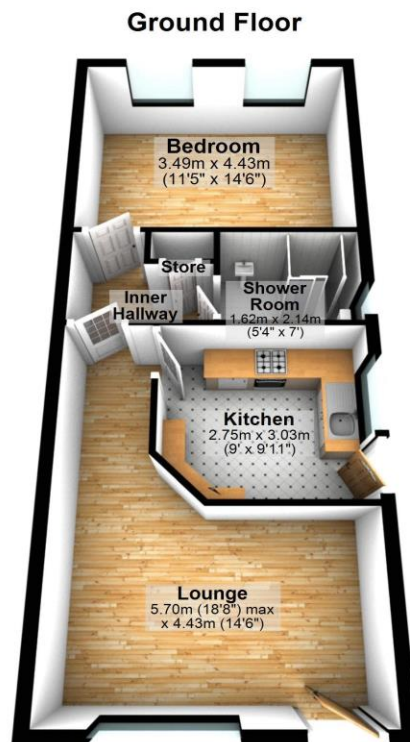


The graph shows this property's current and potential energy rating.

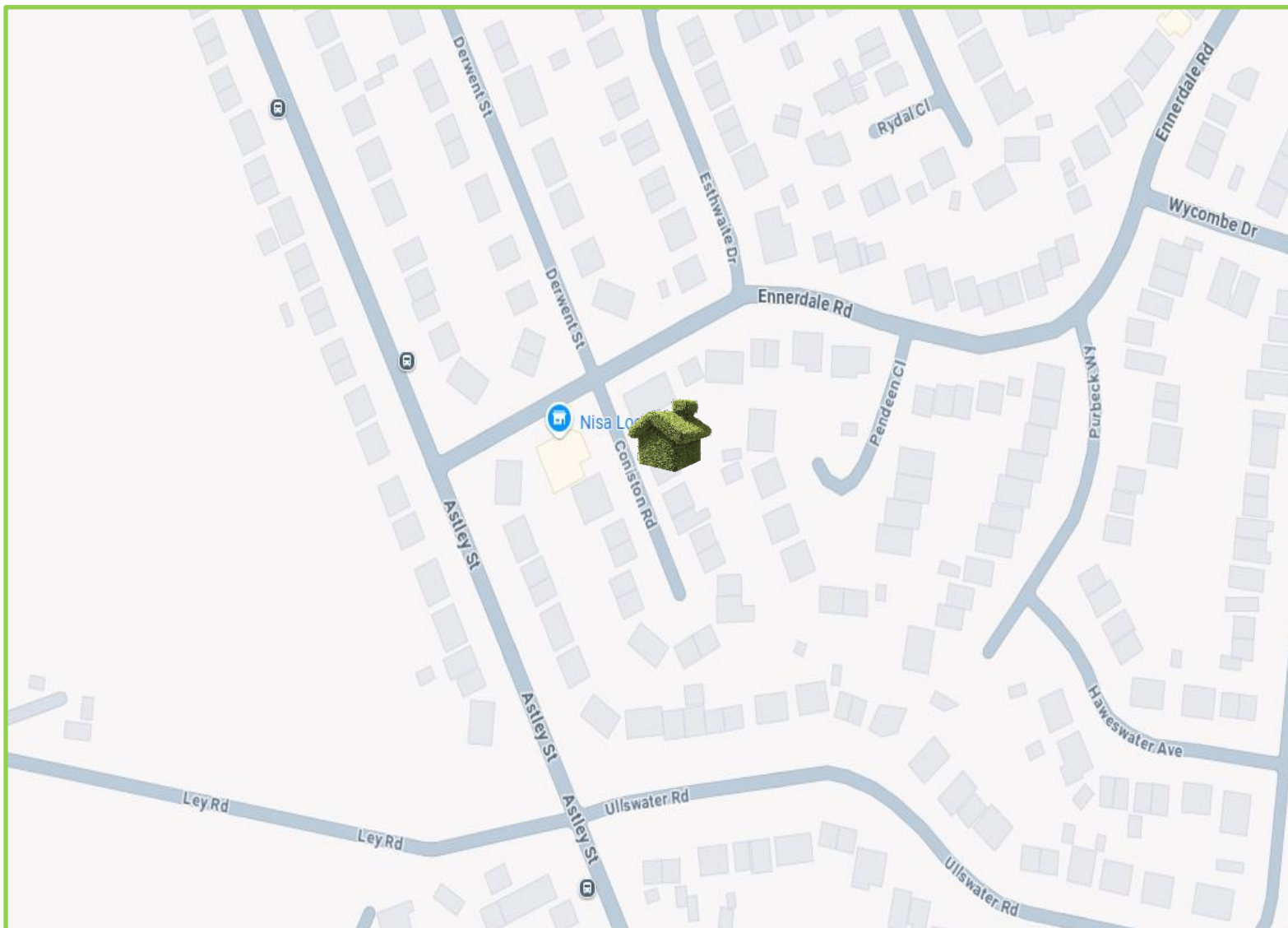
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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



Total area: approx. 48.8 sq. metres (525.0 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.

Stone Cross Estate Agents LTD

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