



Stour Road, Astley M29 7PX

£255,000

This semi-detached property offers a perfect blend of comfort, convenience, and vibrant living. With excellent schools within its catchment area and popular bars and eateries, including the renowned Dam House Tea Rooms and Astley Point, just a stroll away, this home is ideal for families and professionals alike. Additionally, scenic dog walking areas and excellent transport links, including the guided busway from Manchester to Leigh, enhance its appeal. The ground floor comprises a welcoming porch leading into a hallway. The lounge provides a cozy retreat, while the well-equipped spacious kitchen extends to a convenient WC and an additional room, which can serve as a fourth bedroom, home office, or versatile family space. Upstairs, the home offers three bedrooms and a modern family bathroom, ensuring comfortable living for all. Externally, the property features a driveway to the front for off-road parking and a low-maintenance rear garden with a patio area, perfect for outdoor relaxation and entertaining. With its prime location, flexible living spaces, and excellent amenities nearby, an early viewing of this family home is highly recommended.

- TWO RECEPTION ROOMS
- FAMILY BATHROOM AND DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN
- EXTENDED TO REAR
- PRIVATE REAR GARDEN
- DRIVEWAY TO FRONT

Porch

UPVC double glazed door to the front, ceiling light point.

Hallway

5' 9" x 3' 8" (1.756m x 1.105m) Ceiling light point, laminate flooring.

Lounge

13' 5" x 15' 4" (4.089m x 4.673m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, laminate flooring.



Kitchen/Dining Room

20' 3" x 15' 3" (6.180m x 4.656m) UPVC double glazed french doors to rear, spotlights, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, 5 ring gas AEG hob and AEG electric oven, space for fridge freezer, compact laminate work surface, sink with drainer and mixer tap.



Office/Downstairs 4th Bedroom

8' 0" x 6' 10" (2.445m x 2.071m) Wall light, UPVC double glazed window to rear, wall mounted radiator, carpeted.

WC

Stairs/Landing

Ceiling light point, carpeted, loft hatch.



Bedroom One

13' 6" x 9' 0" (4.124m x 2.748m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, fitted wardrobes and overhead storage, storage cupboard.

Bedroom Two

10' 7" x 6' 1" (3.230m x 1.850m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bedroom Three

9' 10" x 8' 1" (2.985m x 2.465m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 1" x 6' 11" (1.865m x 2.113m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over and waterfall showerhead.

Outside

Front

Driveway

Rear

Patio area

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? 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)			
144, Slour Road Asley, Tyldesley MANCHESTER M29 7PX	Energy rating D	Valid until:	19 July 2026
		Certificate number:	0631-2871-7534-9596-3825
Property type		Semi-detached house	
Total floor area		119 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 D. It has the potential to be B.

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



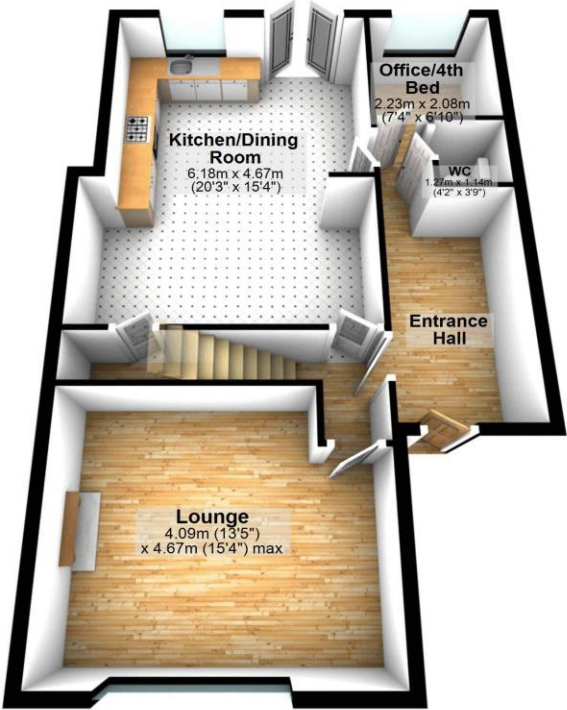
The graph shows this property's current and potential energy rating.

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

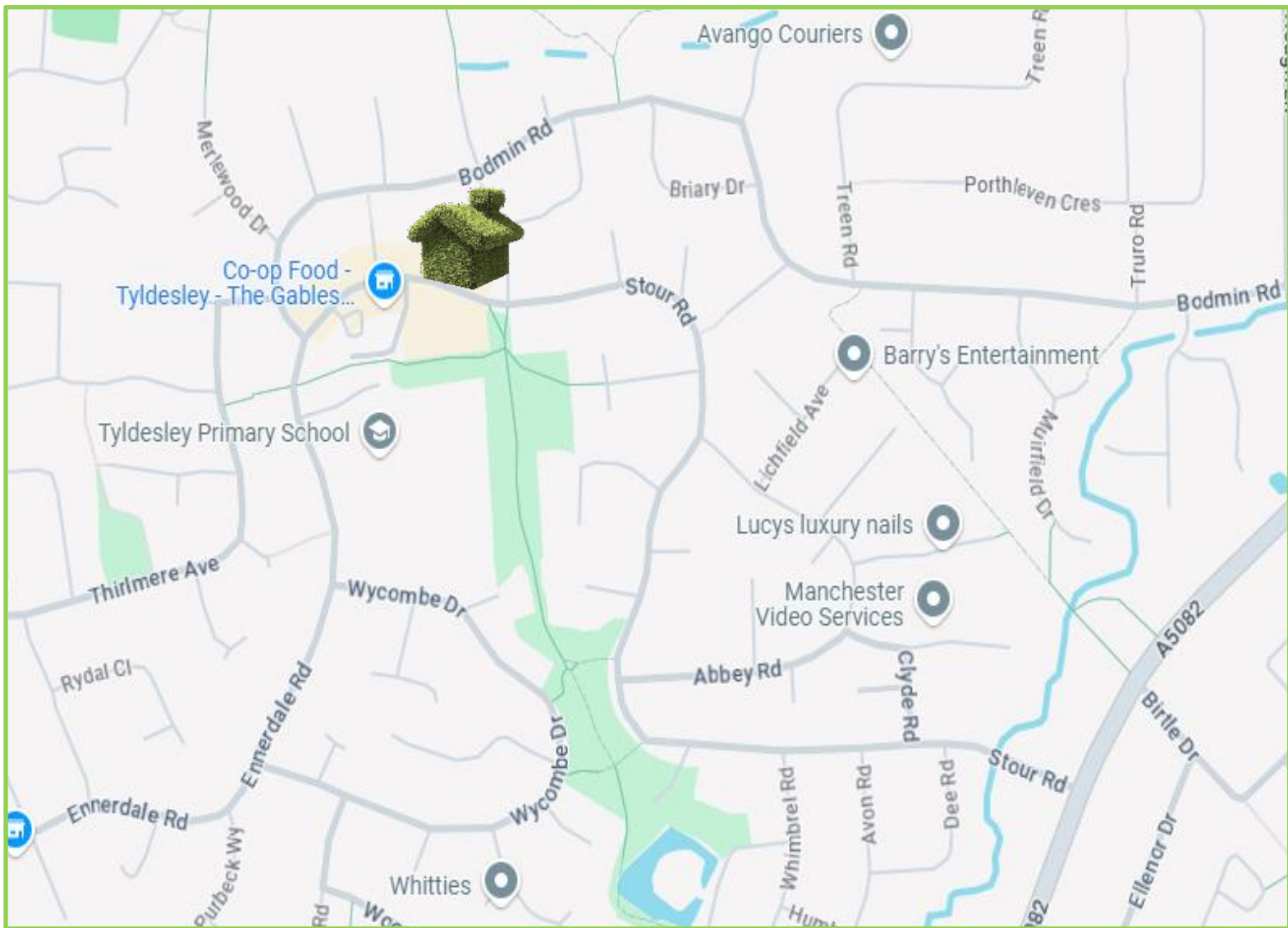
Ground Floor



First Floor



Total area: approx. 104.4 sq. metres (1123.8 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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