



Brook Meadow Close, Astley M29 7JD

Offers Over £390,000

This beautifully presented four-bedroom detached property. Situated in a desirable residential area, this home offers generous living space making it an ideal choice for families. The property falls within the catchment area of highly regarded local schools, enhancing its appeal for family living. Early viewing is strongly recommended to avoid disappointment. The accommodation briefly comprises hallway, a spacious lounge leading through to a modern open-plan kitchen/dining area, complete with integrated appliances and a breakfast bar. There is a separate utility room with a full range of units, plumbed for both washing machine and dryer. A versatile reception room, currently used as a playroom, provides additional living space, along with a convenient downstairs WC. Upstairs features four well-proportioned bedrooms, including a master with en-suite bathroom, as well as a beautiful family bathroom. Externally, the property boasts gardens to both the front and rear, along with ample driveway parking.

- BEAUTIFUL HOME
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- DRIVEWAY
- EXCELLENT LOCATION FOR FAMILIES

Hallway

16' 6" x 6' 7" (5.022m x 2.002m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, window side panel, laminate flooring.

Lounge/Diner

25' 8" x 10' 0" (7.824m x 3.054m) UPVC double glazed bifold doors to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, laminate flooring.

**Kitchen**

12' 10" x 10' 5" (3.910m x 3.184m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, soft close wall base and drawer units, gas hob and double electric oven, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, dishwasher.

**Family Room**

17' 9" x 8' 9" (5.403m x 2.673m) Ceiling light point x 2, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

**Utility Room**

Base units, boiler, work surfaces, washing machine.

WC

Ceiling light point, wall mounted radiator, tiled flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

14' 9" x 12' 5" (4.498m x 3.794m) Spotlights, wall mounted radiator, UPVC double glazed window x 2, laminate flooring.

Ensuite to master

Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, Wc, basin, shower with waterfall shower, tiled walls.



Bedroom Two

14' 9" x 10' 1" (4.484m x 3.066m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, shelving and open rails.

Bedroom Three

9' 8" x 10' 2" (2.957m x 3.092m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bedroom Four

11' 5" x 7' 8" (3.490m x 2.338m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bathroom

6' 1" x 7' 9" (1.843m x 2.357m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over bath and waterfall shower head, tiled flooring.

Outside**Front**

Driveway, lawn.

Rear

Patio area, artificial grass, raised patio.

Tenure

Freehold

Council Tax Band

D

Other Information

Is the water supply mains or private? Mains Parking arrangements? Drive Is there a flooding risk? No Any coal mining issues at your property? No Type of broadband? Fibre Broadband Any restrictions on the covenant? Unknown Is the property of standard construction? Yes Standard Are there any public rights of way? No Safety issues? No







Energy performance certificate (EPC)

27a Brook Meadow Close
Aslley
Tyldesley
MANCHESTER
M29 7JD

Energy rating

B

Valid until:

8 September 2025

Certificate number:

0618-1020-7301-3385-9984

Property type

Detached house

Total floor area

128 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

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

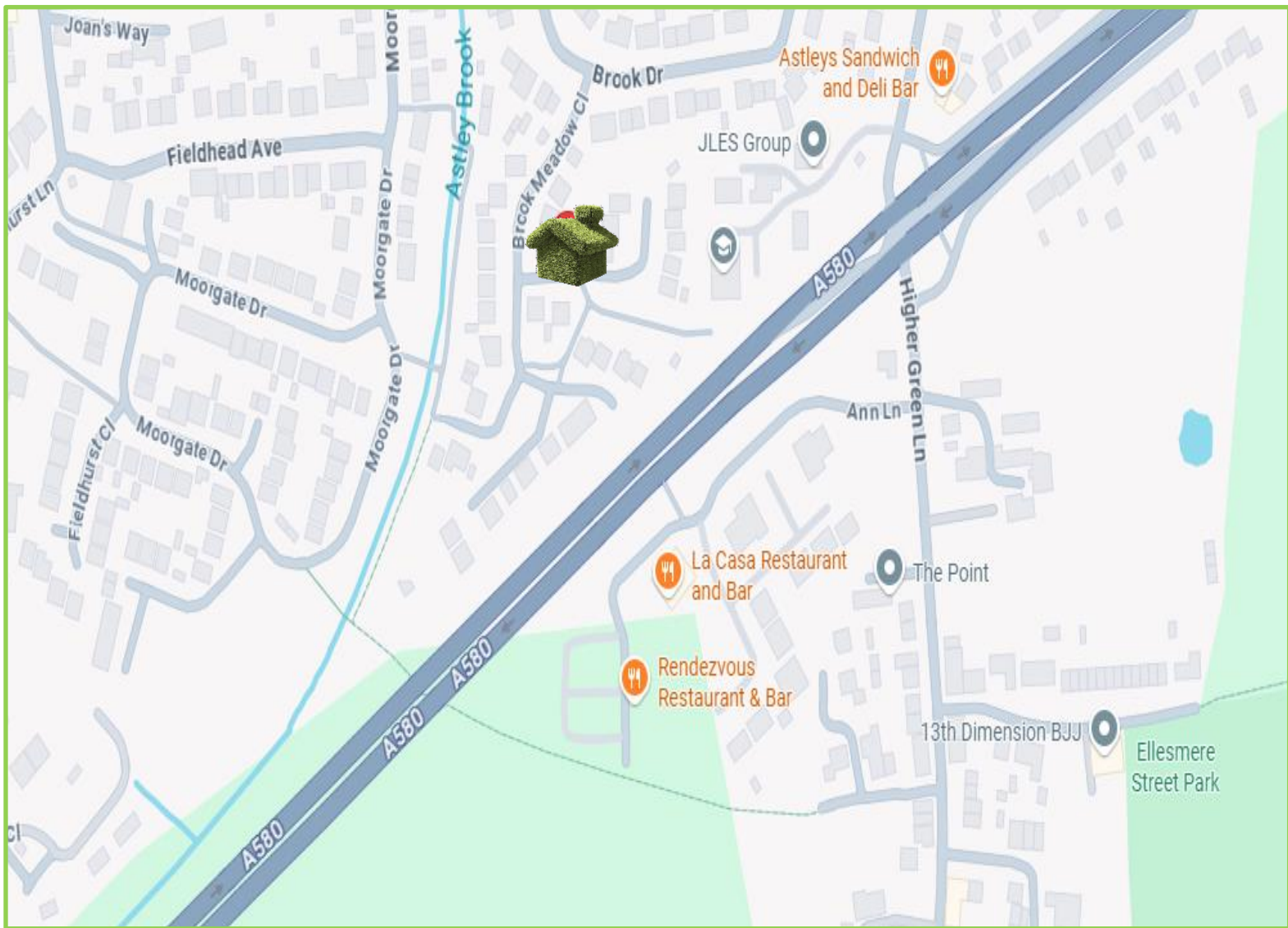
Potential

83 B

91 B

https://find-energy-certificate.service.gov.uk/energy-certificate/0618-1020-7301-3385-9984?print=true

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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.

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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