



# Higham Estate Agents



## 10 Merton Grove

Astley, Manchester, M29 7HT

**£270,000**

HIGHAM ESTATE AGENTS are thrilled to present a generously sized, three-bedroom semi-detached home situated in the heart of Astley. This ideal family residence is conveniently located within the catchment area of outstanding local schools and is just a short distance from shops, amenities, and family-friendly pubs. Additionally, the property offers easy access to transportation options, including the Guided bus route to Manchester and the A580. Featuring a welcoming front porch, a spacious sitting room, a kitchen diner, a conservatory, three well-proportioned bedrooms, a family bathroom, along with a large driveway and an ample rear garden, this home is perfect for families.

- Three Bedroom Semi Detached
- Spacious Living Space
- Conservatory to Rear
- Driveway to Front
- Good Size Rear Garden
- Prime Astley Location
- Council Tax Band B
- Leasehold 999 years £18 PA

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



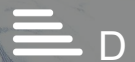
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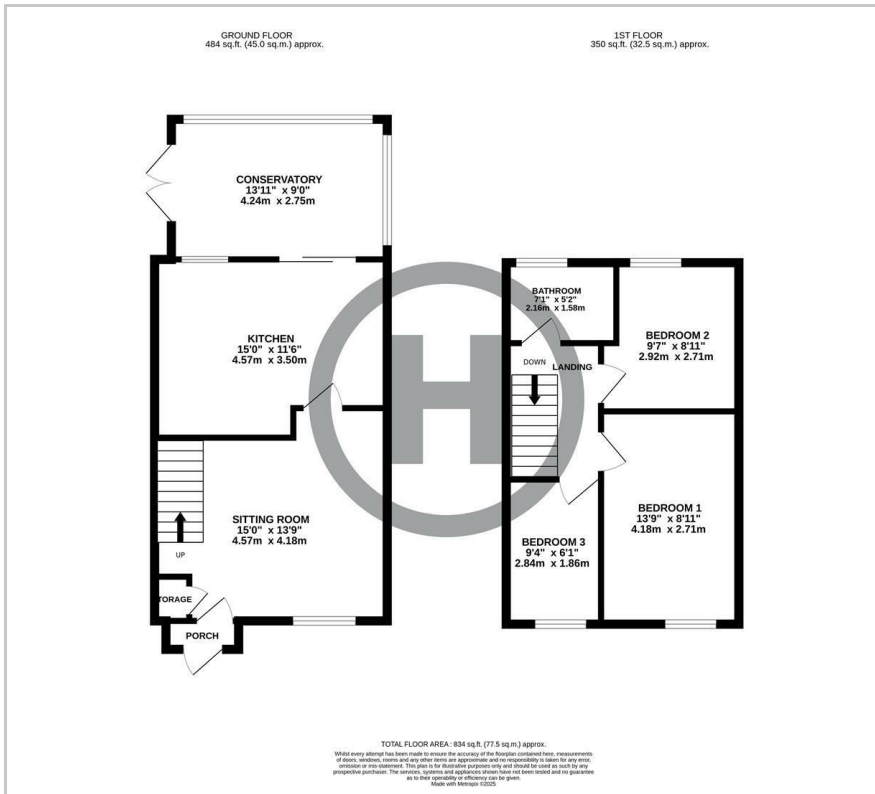
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# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Property Description

In summary, the property features an inviting entrance porch that opens into a roomy sitting room, complete with a storage cupboard, stairs leading to the upper floor, a large front-facing window, and a door that connects to the kitchen. The kitchen diner is equipped with a variety of wall and base units, complemented by ample work surfaces, plenty of space for free-standing appliances, and a comfortable dining area adorned with stylish tiled flooring, along with sliding patio doors that lead to the conservatory. The conservatory is spacious and provides access to the garden through patio doors. Ascending to the first floor, the expansive landing features doors leading to the bedrooms and bathroom. At the front of the property, you'll find the roomy master bedroom, complete with a front-facing window. Next to it is the cozy yet adequately sized third bedroom, also with a front-facing window. Further down the landing, you can access the spacious second bedroom, which has a window overlooking the rear of the property, alongside the family bathroom. This bathroom boasts a contemporary three-piece suite, including a W.C., sink, and bath with an overhead shower, all enhanced by stylish wall paneling and a rear-facing window. At the front, the property features a spacious driveway that can accommodate up to three vehicles, ensuring off-road parking. In the back, you'll discover a low-maintenance garden primarily comprised of lawn, along with a patio area just outside the conservatory doors—ideal for entertaining guests and enjoying family time. Additionally, the rear garden includes a brick-built storage space. The property is held on a 999 year lease from June 1972 and the current owner has indicated an annual payment of £18 is required. The property is of traditional construction, features gas central heating, UPVC double glazing, loft access and is connected to all main services.

## Additional Information

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.

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