

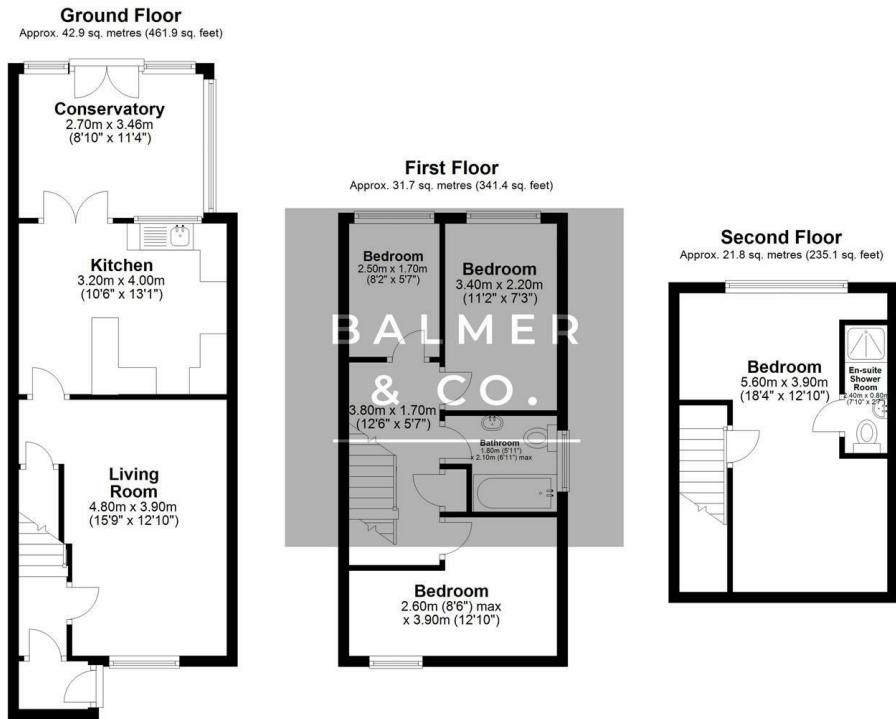
Stour Road, Astley, M29 7WX  
Offers Over £265,000





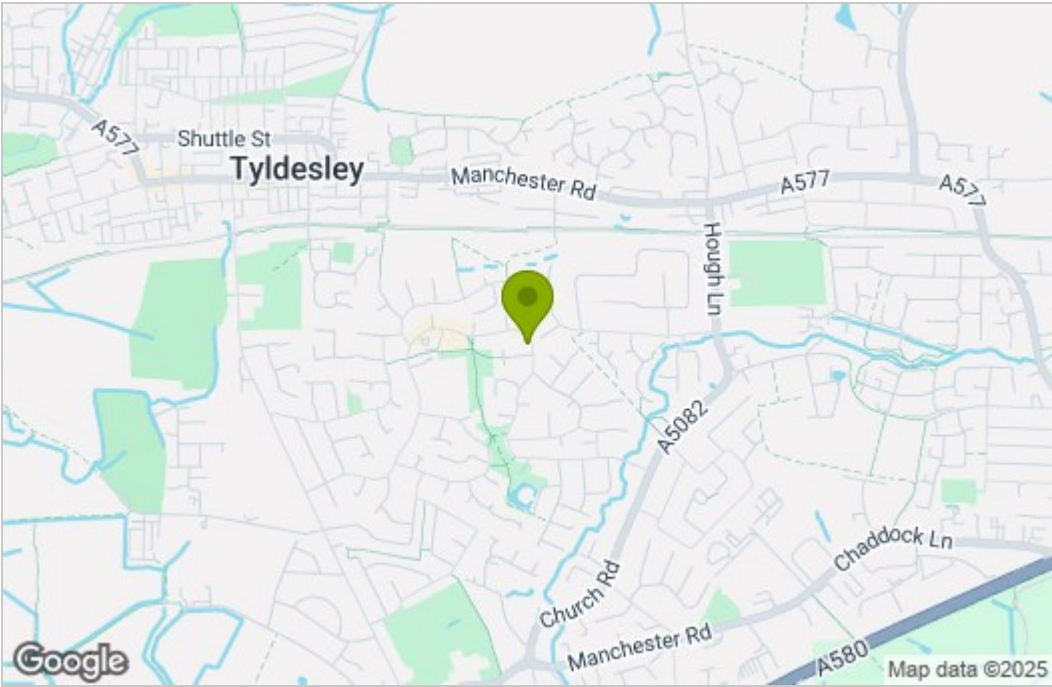
BALMER & CO in TYLDESLEY are delighted FOR SALE this fantastic four bedroom semi-detached house in Astley. Very nicely presented throughout and heavily extended and converted, this property offers excellent family living accommodation. Comprising in brief of entrance porch, hallway, living with with feature gas fireplace and surround, modern fitted kitchen/dining room with integrated appliances, with a conservatory to the rear with a true ceiling completing the ground floor. To the first floor are two well proportioned double bedrooms, single bedroom and a three piece family bathroom. To the second floor is a converted loft room into a large master bedroom with ensuite shower room completing the accommodation on offer. Outside there is a low maintenance frontage providing off-road parking, whilst to the rear there is a fully enclosed, West facing garden. Early viewings highly recommended, all enquiries welcome.

Floor Plan

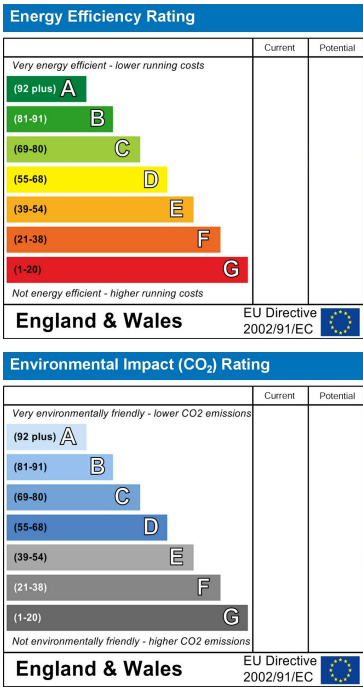


Total area: approx. 96.5 sq. metres (1038.4 sq. feet)

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.