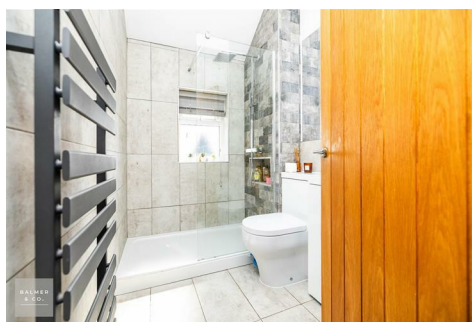
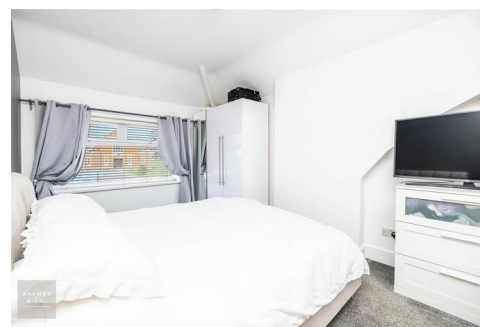


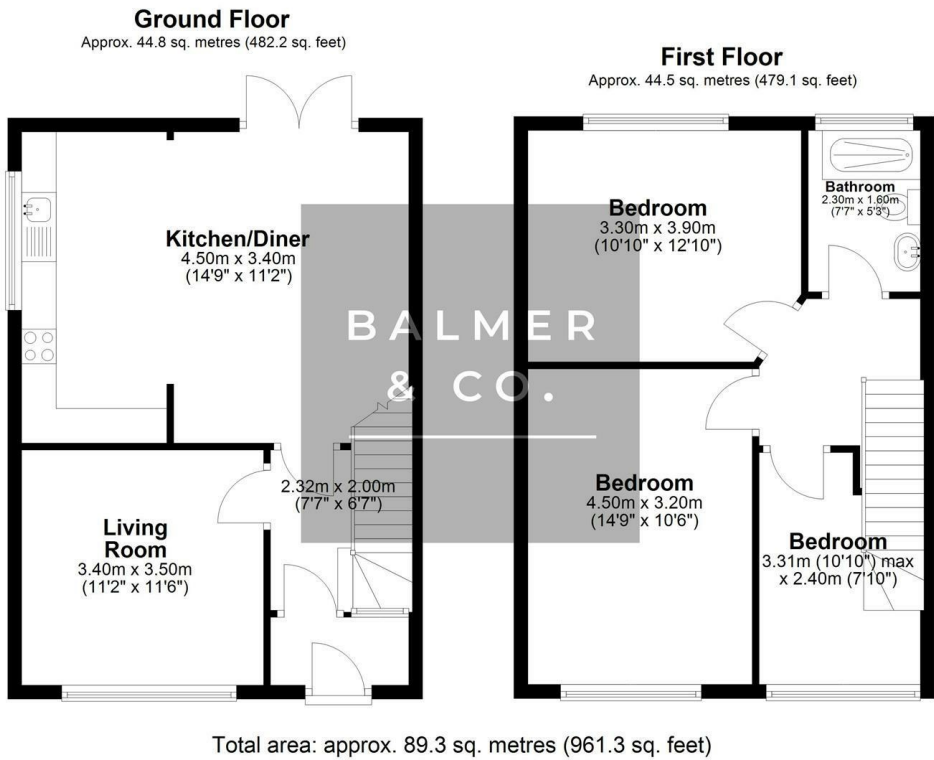
Manchester Road, Astley, M29 7BG  
Offers Over £250,000



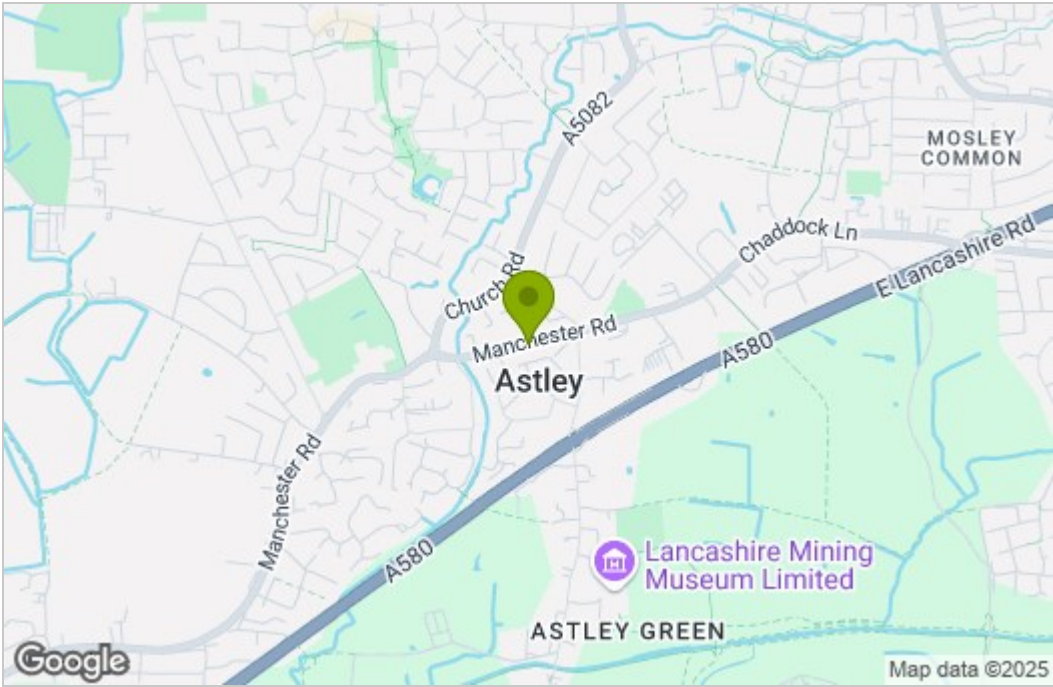


BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom semi-detached house in Astley, close to local shops, schools and amenities. Immaculately presented throughout and offering excellent family living space, this property comprises in brief of entrance porch, hallway, living room with feature media wall and gas fireplace, with a large open plan kitchen/dining room with fully integrated appliances and French doors leading to the rear gardens completing the ground floor. To the first floor is a large master bedroom, second large double bedroom, large third single bedroom, with a modern three piece family shower room completing the accommodation on offer. Externally the property offers ample off-road parking with a driveway to the front and side, whilst to the rear there is a nicely landscaped, South facing rear garden with a detached single garage. The property is ideally situated close to the East Lancashire Road provide easy access to Manchester and Liverpool city centres. Early viewings highly recommended, all enquiries welcome.

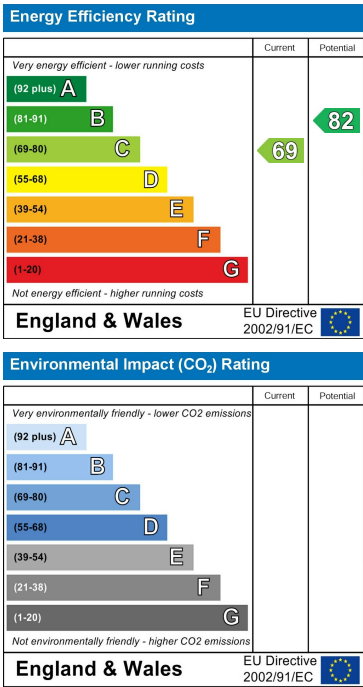
Floor Plan



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.