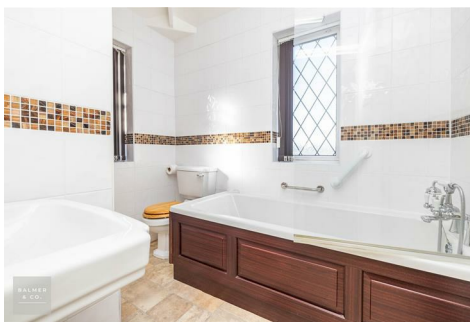


Manchester Road, Astley, M29 7DZ  
Offers Over £220,000

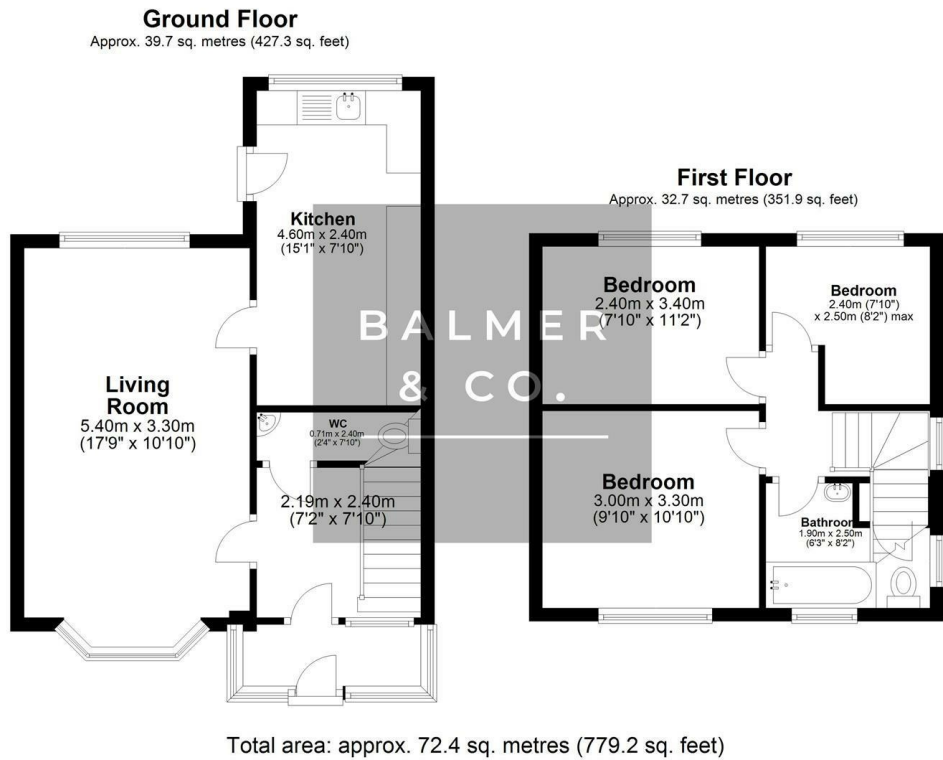




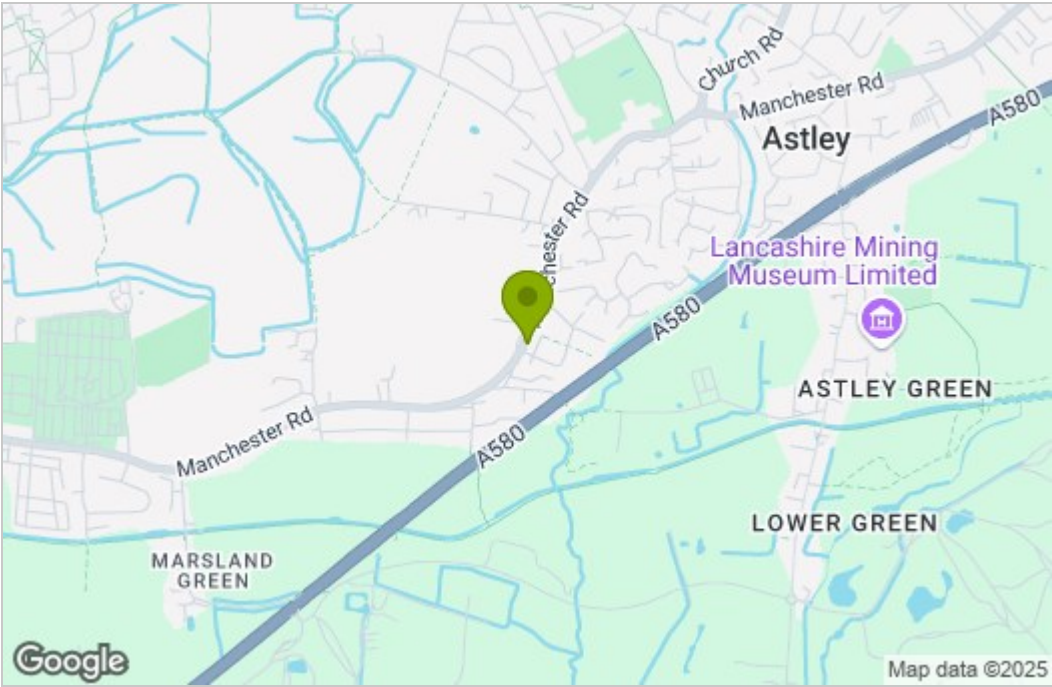
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this fantastic three bedroom semi-detached house ideally situated close to locals shops, schools and amenities in Astley. Offered with no onward chain, this property has been very well maintained and also benefits from an extension to the rear. Comprising in brief of entrance porch, hallway, large bay fronted living/dining room, modern fitted kitchen with integrated appliances to the rear, with a W.C, completing the ground floor. To the first floor is a large master bedroom, second double bedroom, third single bedroom, with a three piece family bathroom completing the accommodation on offer. Externally the property is garden fronted with a driveway providing off-road parking, whilst to the rear there is a private, fully enclosed garden, with a detached single garage providing outside storage/parking from the rear. Locationally the property is situated opposite St Mary's Secondary School and is walking distance to St Ambrose Primary School and Astley village beyond. Early viewings highly recommended, all enquiries welcome.

Please note this property falls under section 21 of the 1979 Estate Agents act and the vendor is a connected person as defined by that act.

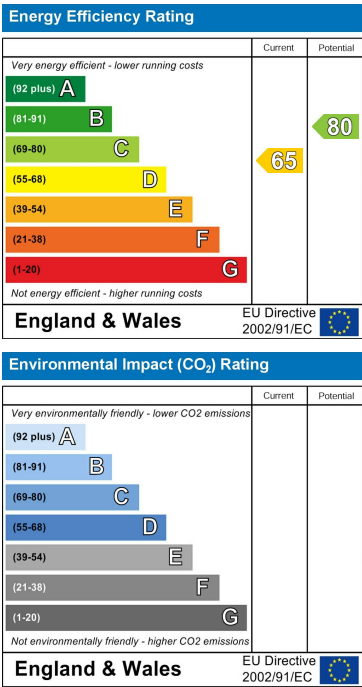
Floor Plan



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.