

7 Abbeycroft Close, Astley

In Excess of £375,000



# 7 Abbeycroft Close

Astley, Manchester

Millbrooke Estate Agents are thrilled to offer for sale this incredible town-house situated on the secure and prestigious, Abbeycroft Close, Astley. Positioned behind secure vehicle entrance gates this wonderful home is part of an exclusive and much admired picturesque development in the heart of Astley, within walking distance of the historic Damhouse and the ever popular Astley Point.

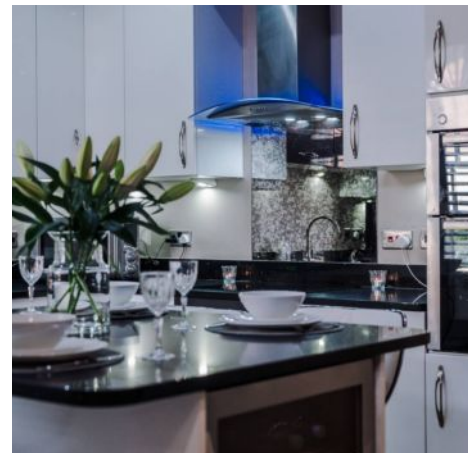
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Many Local Amenities
- Master Bedroom with en-suite
- Three Double Bedrooms
- Situated Over Three Floors
- Secure Gated Entrance
- Modern and Unique Property
- Beautifully Presented
- Private Garden
- 2 Car Parking Spaces







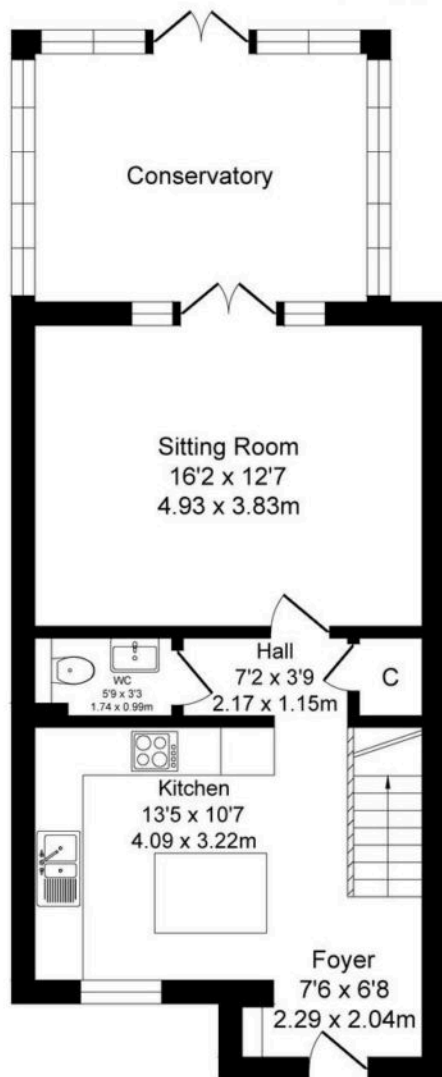




# Abbeycroft Close, Tyldesley

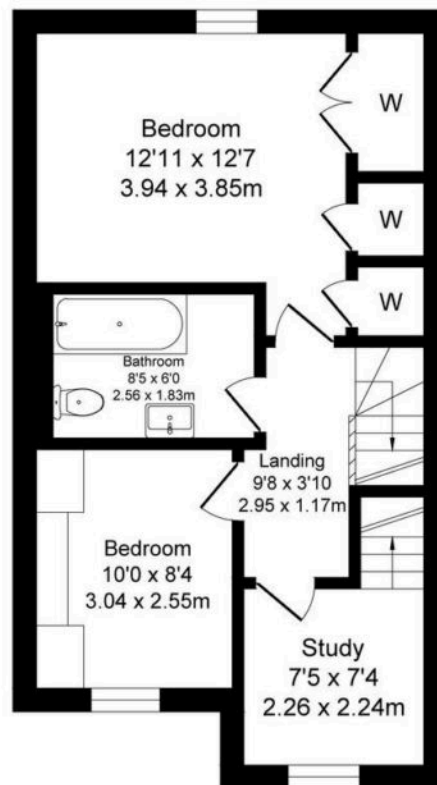
Total Approx. Floor Area 1502 Sq.ft. (139.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



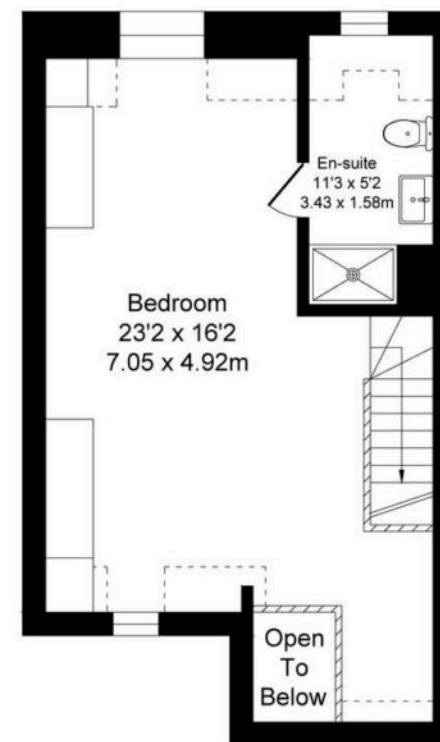
Ground Floor

Approx. Floor  
Area 623 Sq.Ft  
(57.9 Sq.M.)



First Floor

Approx. Floor  
Area 466 Sq.Ft  
(43.3 Sq.M.)



Second Floor

Approx. Floor  
Area 413 Sq.Ft  
(38.4 Sq.M.)







## Millbrooke Estate Agents

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