
HUNTERS®
HERE TO GET you THERE
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Ann Lane, Astley, Tyldesley, Manchester

£400,000

HUNTERS®
HERE TO GET *you* THERE

Nestled within the prestigious and highly sought-after Astley Point development, this truly unique three-bedroom townhouse offers stylish, contemporary living across three beautifully presented floors, combining modern luxury with an exceptional lifestyle setting.

Upon entering, you are welcomed by a spacious entrance hallway with a convenient downstairs WC. To the front of the property is a bright and comfortable living room, while to the rear sits the impressive kitchen/dining room, complete with integrated appliances, breakfast bar and double doors opening onto the private rear garden, creating the perfect space for both everyday living and entertaining.

The first floor hosts two generous double bedrooms, one of which benefits from a modern en-suite shower room. A contemporary three-piece family bathroom serves the remaining bedroom and guests alike.

Occupying the entire second floor is the stunning principal bedroom suite, offering a peaceful retreat with its own en-suite shower room and private balconies to both the front and rear elevations. From here, you can enjoy far-reaching views across the development and surrounding countryside.

Externally, the property benefits from allocated parking to the front and a private, low-maintenance rear garden featuring a paved patio, lawned area and attractive sleeper borders, all enclosed for privacy.

Astley Point is more than just a development; it is a lifestyle destination. Residents can enjoy beautifully landscaped communal grounds, water features, carefully selected eateries and a stylish wine bar with al fresco seating areas. Ideally positioned for commuting, the development offers excellent access to Manchester City Centre, MediaCityUK and The Trafford Centre, while Astley itself is renowned for its strong sense of community, excellent local amenities and highly regarded primary and secondary schools.



KEY FEATURES

- FREEHOLD
- SET OVER THREE FLOORS
- THREE BATHROOMS
- HIGHLY SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- BALCONY VIEWS
- RESTAURANTS & BARS ON SITE

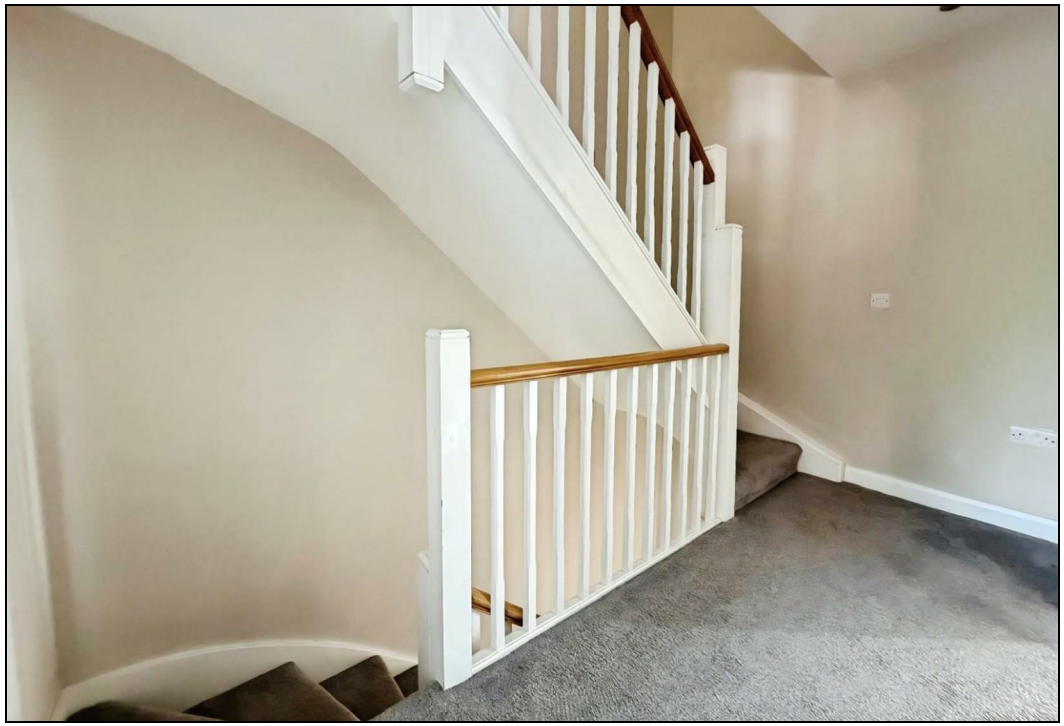


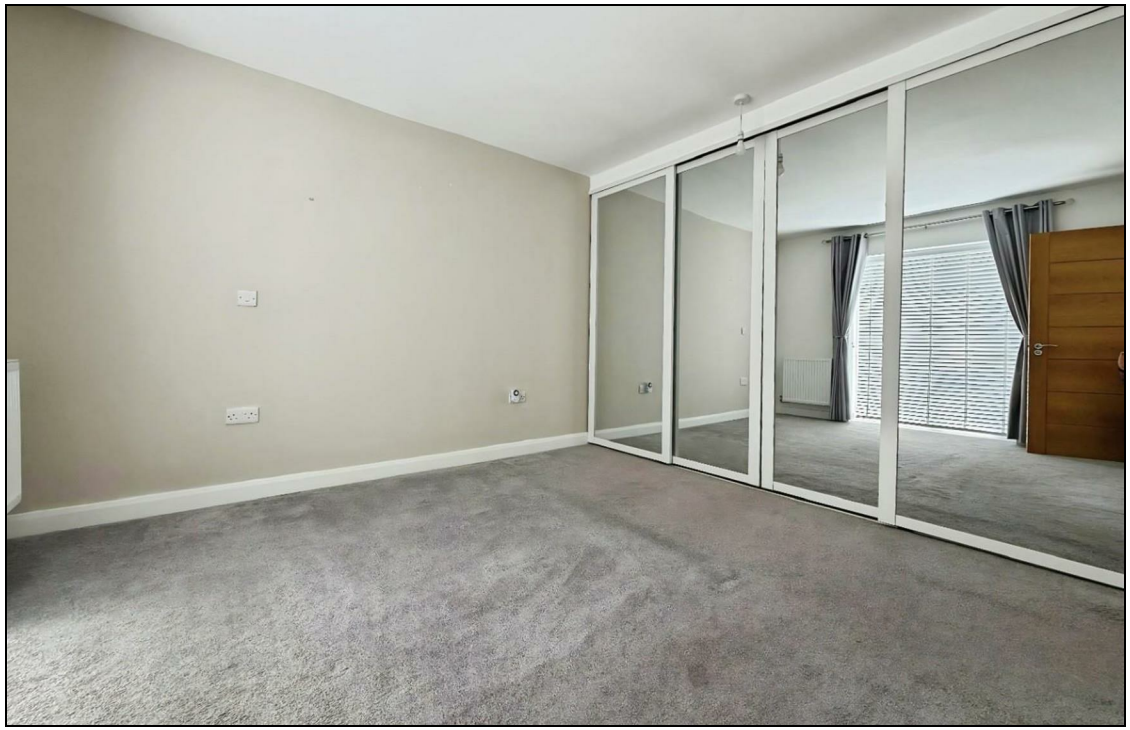


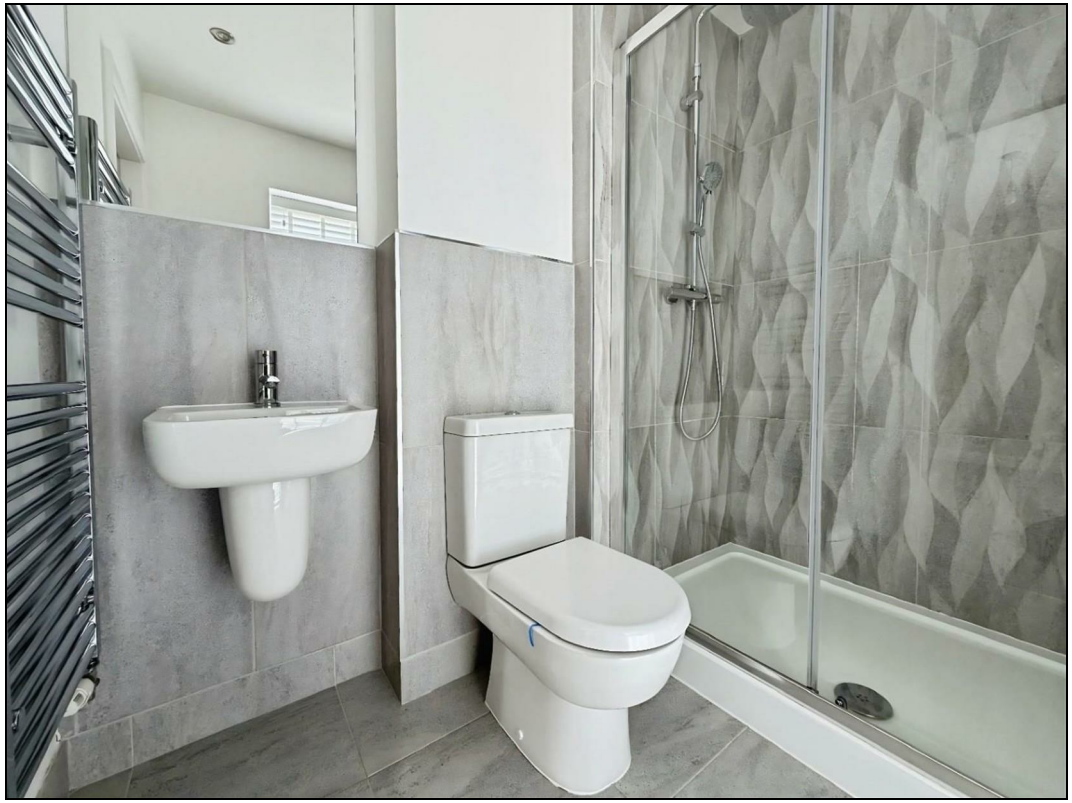














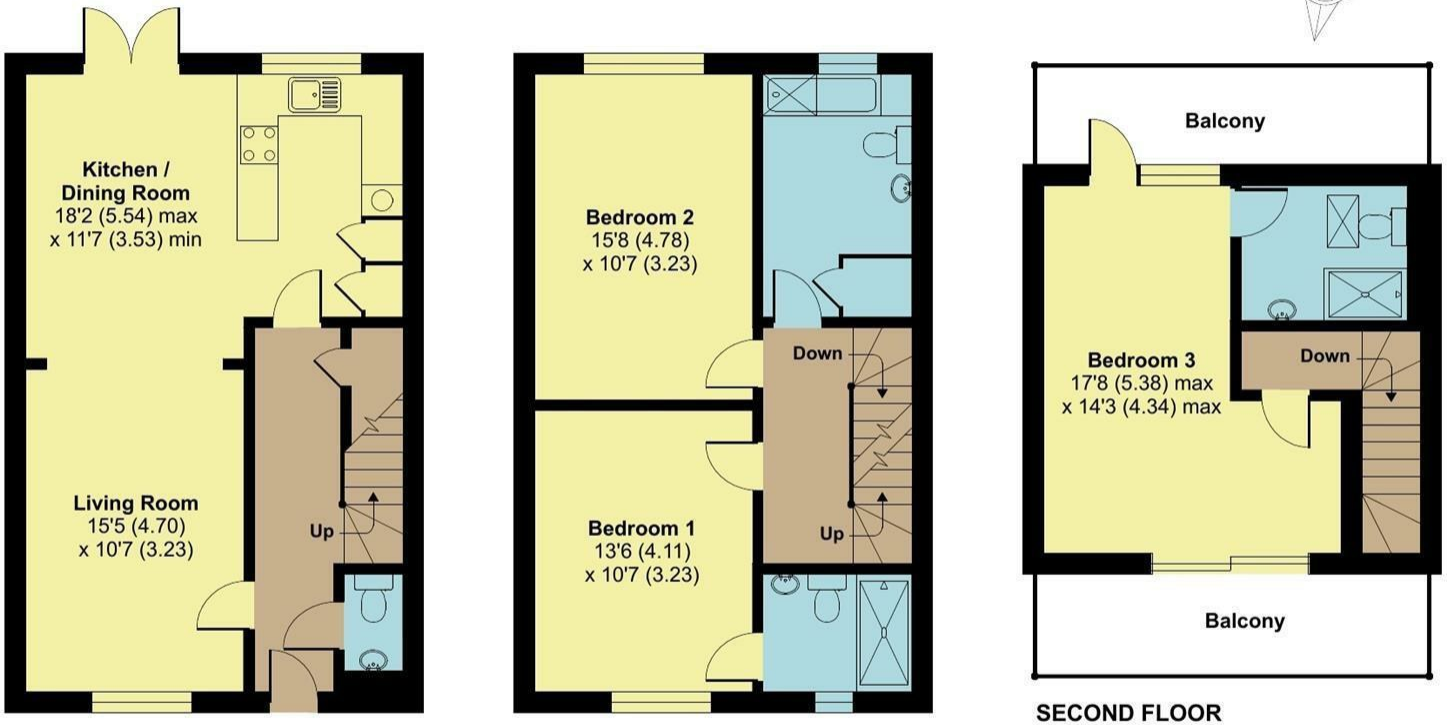




Ann Lane, Astley, Tyldesley, Manchester, M29

Approximate Area = 1396 sq ft / 126.7 sq m

For identification only - Not to scale



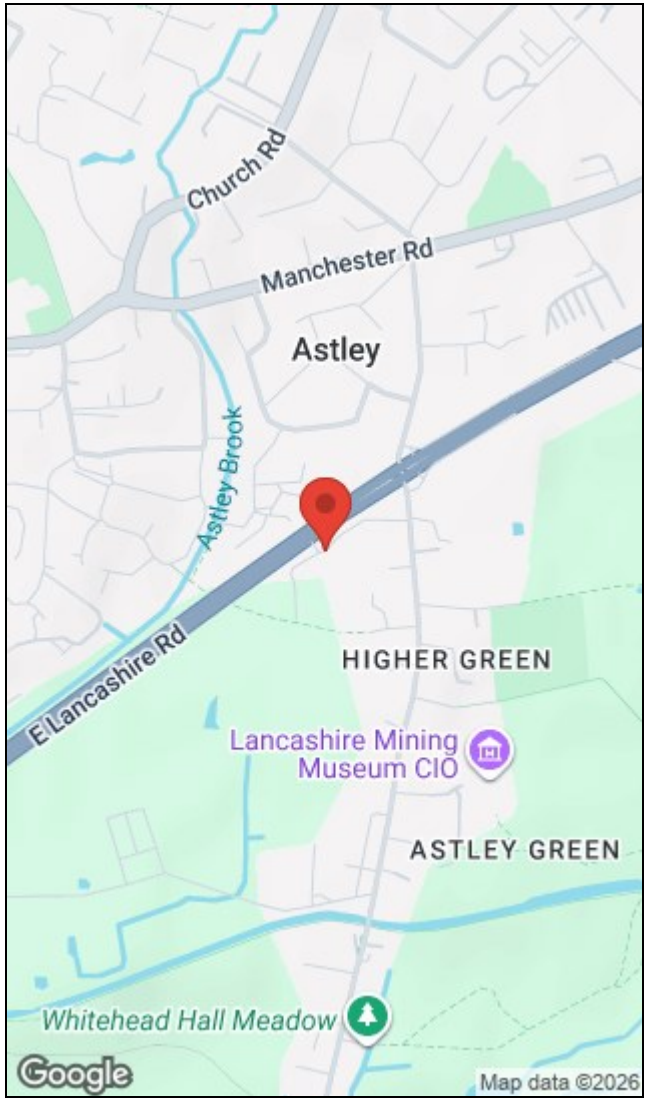
GROUND FLOOR APPROX FLOOR AREA 50 SQ M (538 SQ FT)

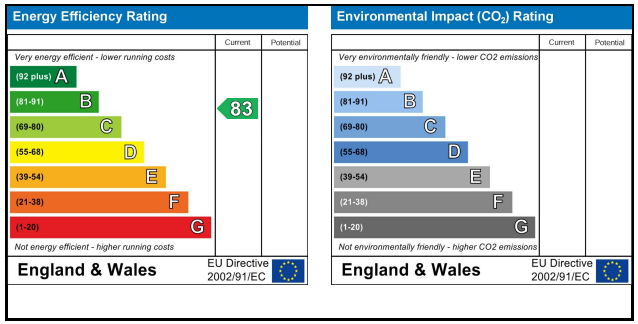
FIRST FLOOR APPROX FLOOR AREA 50 SQ M (538 SQ FT)

SECOND FLOOR APPROX FLOOR AREA 29.7 SQ M (320 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Hunters Property Group. REF: 808261





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The Property Ombudsman

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