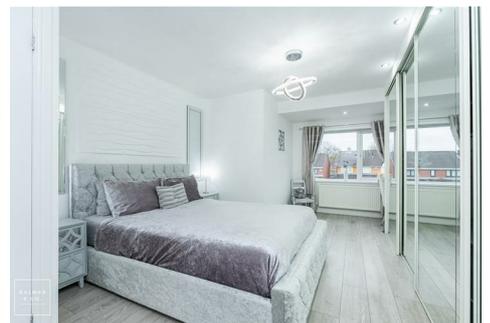
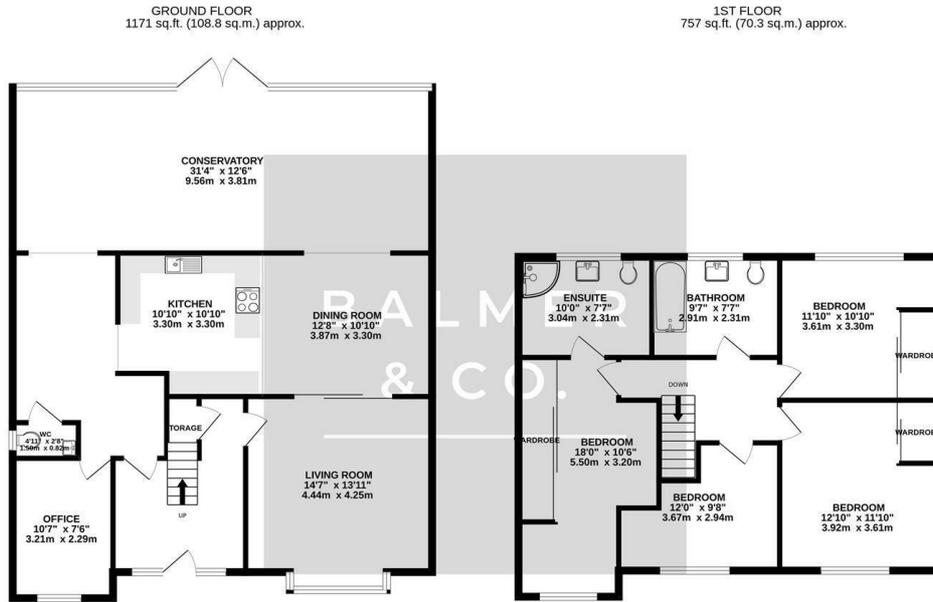


Bodmin Road, Astley, M29 7EZ  
Offers Over £600,000



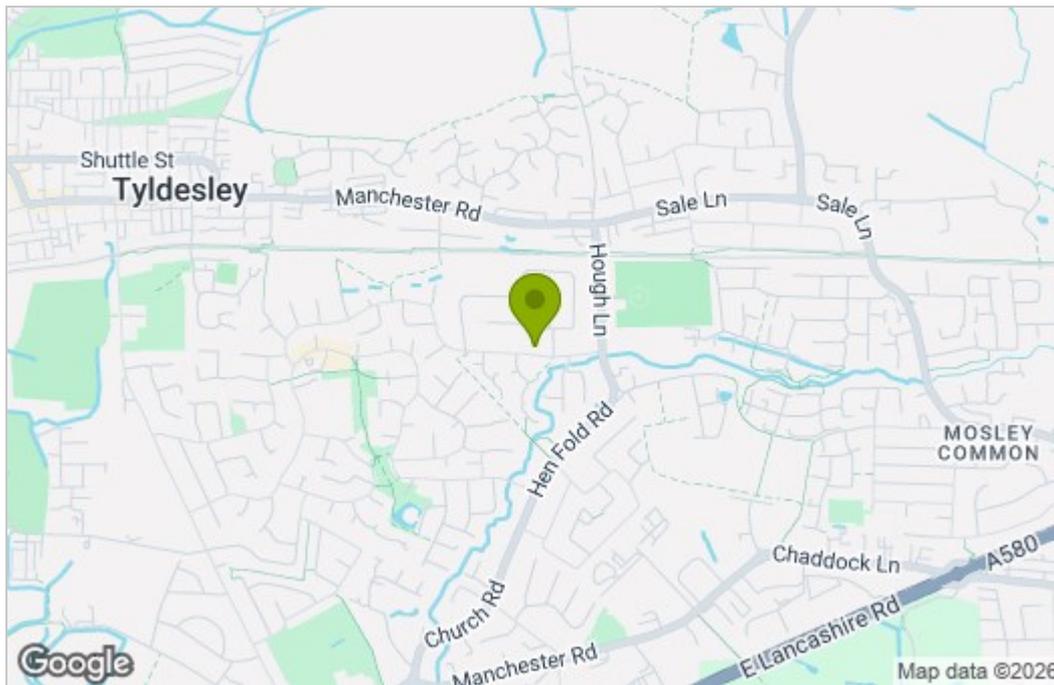
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this executive family home on the ever popular Bodmin Road in Astley. Immaculately presented with stunning fixtures and fittings throughout, this property has been heavily extended and converted and offers fantastic family living accommodation. Comprising in brief; central entrance hallway, bay fronted living room with feature electric fireplace, stunning modern fitted kitchen with fully integrated appliances, separate dining room, full width, large conservatory, bar area, office, with a W/C, completing the ground floor. To the first floor is a large master suite with fitted wardrobes and ensuite shower room, two further well proportions double bedrooms, both with fitted wardrobes, fourth double bedroom, with a modern three piece family bathroom completing the accommodation on offer. Externally there is a newly laid large driveway offering ample off-road parking to the front, whilst to the rear is a fully enclosed, nicely landscaped garden with an outdoor jacuzzi summer house and separate outside bar completing the accommodation on offer. The property is situated within a desirable residential location and is within walking distance of Garrett Hall Primary School and the Leigh-Manchester guided busway. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

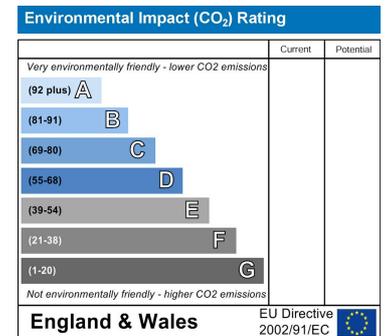
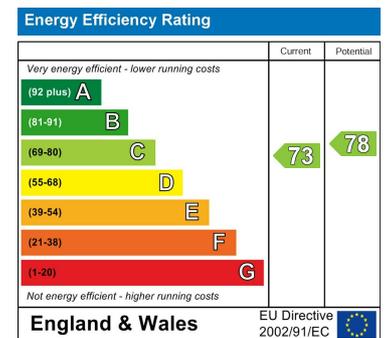


TOTAL FLOOR AREA: 1928 sq.ft. (179.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.