



Thistle Croft, Astley

Manchester



In Excess of **£400,000**

60 Thistle Croft

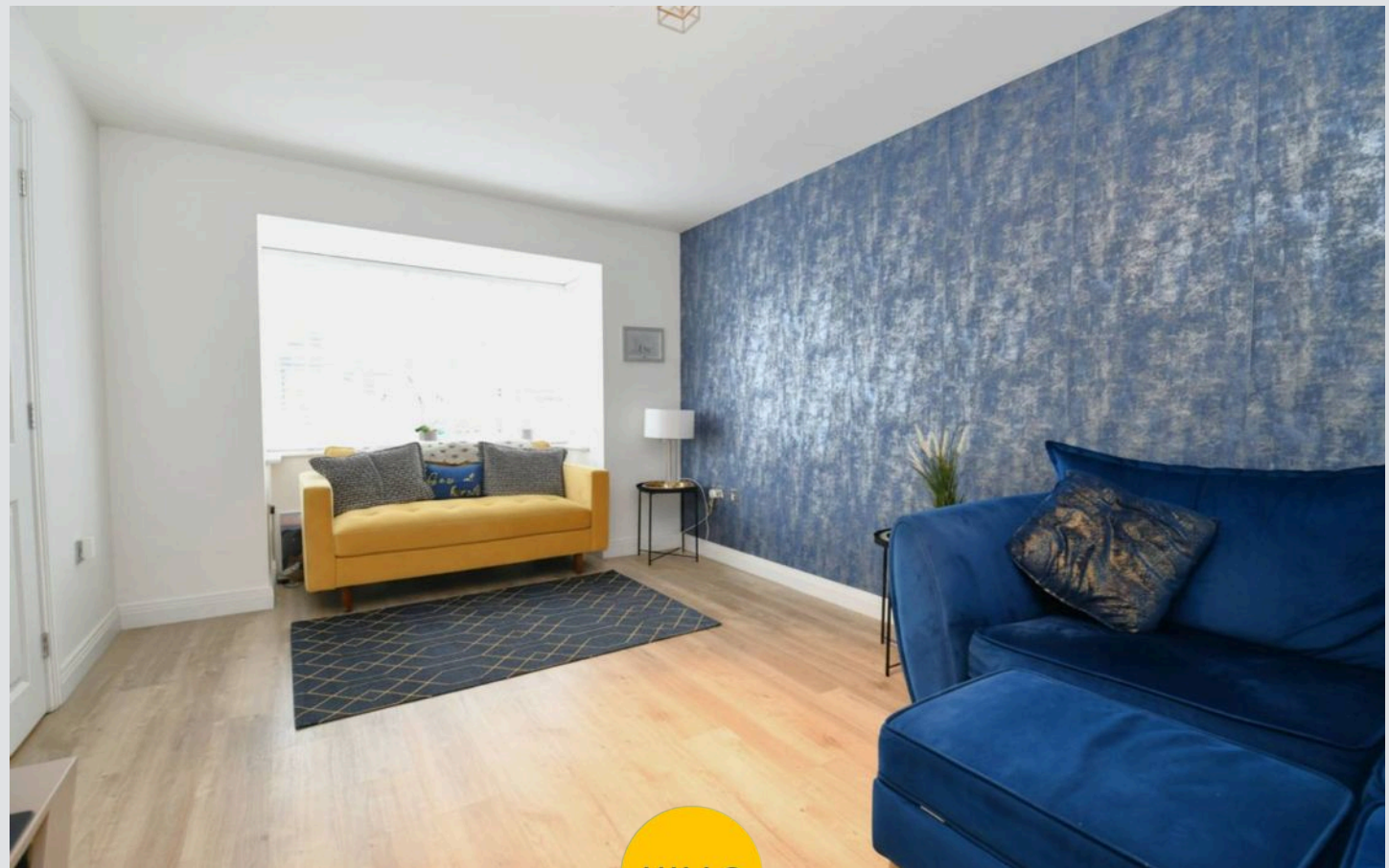
Astley, Manchester

Beautifully Presented, Modern Four Bedroom Detached Property on a Popular Estate Just a Short Walk from the Outstanding Garrett Hall Primary School! With a Thoughtfully Designed, Landscaped Garden

Council Tax band: D

Tenure: Leasehold

- Beautifully Presented, Modern Four Bedroom Detached Property
- Located on a Popular Estate Just a Short Walk from the Outstanding Garrett Hall Primary School
- Large, Bay-Fronted Family Lounge
- Bright Kitchen Diner Complete with Modern Fitted Units, Also Boasting a Separate Utility Room and a Downstairs W/C
- Four Double Bedrooms, One Currently in Use as a Dressing Room, and a Contemporary, Ensuite Shower Room to the Main Bedroom
- Stylish Three-Piece Family Bathroom
- Double Driveway and an Integrated Garage for Off-Road Parking and Storage
- Generously-Sized, Landscaped Garden to the Rear Complete with a Covered Seating Area, Paving and Laid-to-Lawn Grass
- Situated in a Sought-After Location Within Easy Access of Transport Links to Manchester and Warrington
- Viewing is Essential to Appreciate what this Lovely Home has to Offer!



HILLS



Hallway

Lounge

16' 2" x 10' 9" (4.92m x 3.27m)

Kitchen Diner

20' 2" x 10' 8" (6.15m x 3.24m)

Utility Room

6' 4" x 5' 3" (1.92m x 1.61m)

Downstairs W/C

5' 3" x 4' 1" (1.61m x 1.24m)

Landing

Bedroom One

15' 7" x 10' 6" (4.74m x 3.21m)

Ensuite

6' 11" x 5' 4" (2.12m x 1.62m)

Dressing Room/Bedroom Three

11' 5" x 8' 1" (3.48m x 2.47m)

Bedroom Two

16' 1" x 8' 6" (4.91m x 2.59m)

Bedroom Four

9' 11" x 7' 11" (3.01m x 2.41m)

Bathroom

7' 10" x 7' 0" (2.40m x 2.13m)



Hallway

Lounge

16' 2" x 10' 9" (4.92m x 3.27m)

Kitchen Diner

20' 2" x 10' 8" (6.15m x 3.24m)

Utility Room

6' 4" x 5' 3" (1.92m x 1.61m)

Downstairs W/C

5' 3" x 4' 1" (1.61m x 1.24m)

Landing

Bedroom One

15' 7" x 10' 6" (4.74m x 3.21m)

Ensuite

6' 11" x 5' 4" (2.12m x 1.62m)

Dressing Room/Bedroom Three

11' 5" x 8' 1" (3.48m x 2.47m)

Bedroom Two

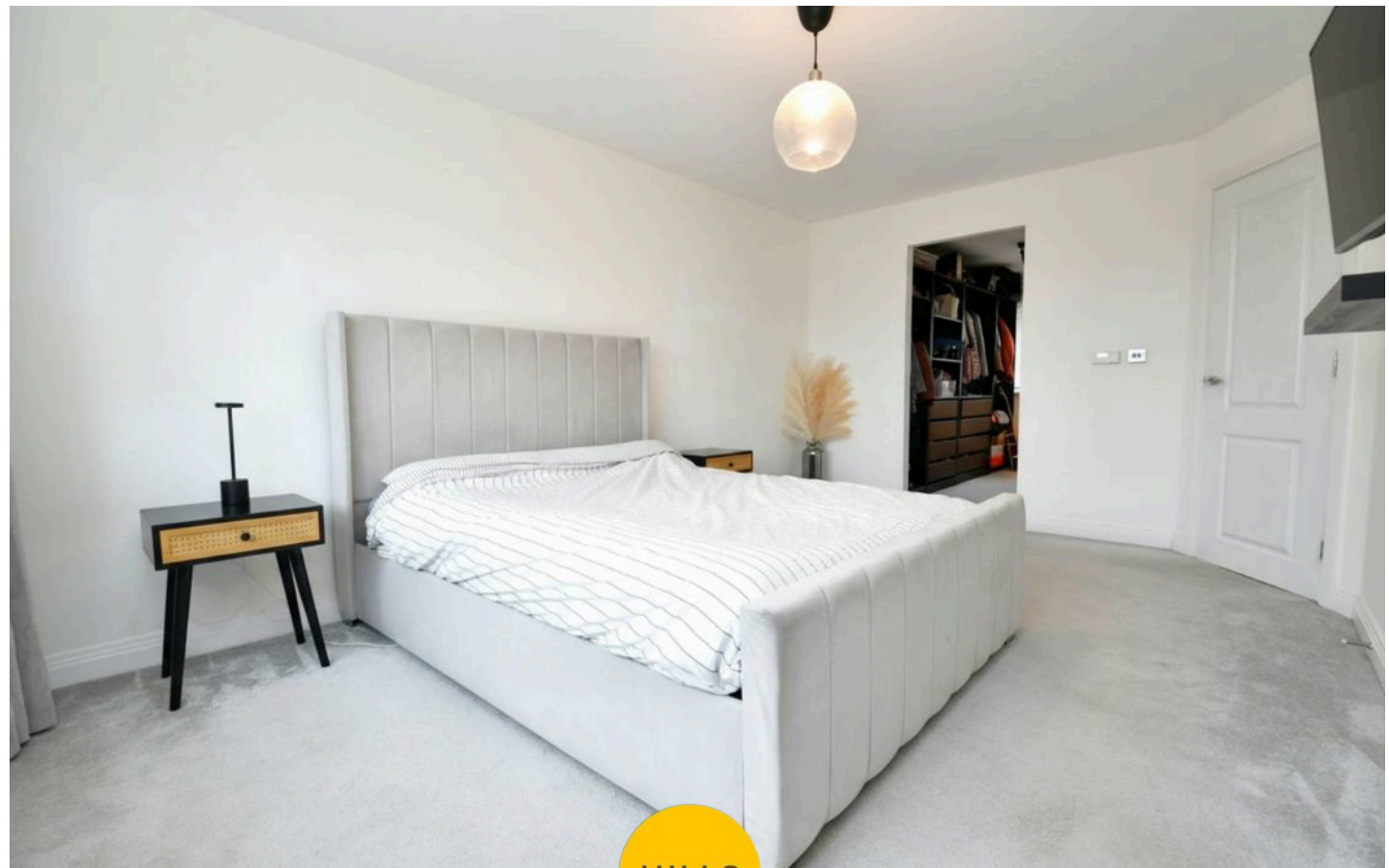
16' 1" x 8' 6" (4.91m x 2.59m)

Bedroom Four

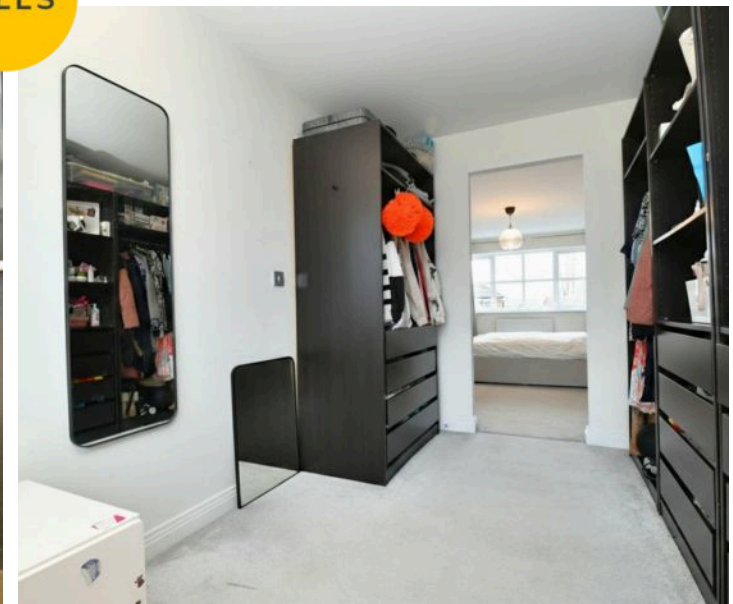
9' 11" x 7' 11" (3.01m x 2.41m)

Bathroom

7' 10" x 7' 0" (2.40m x 2.13m)



HILLS





HILLS







Hills

39 Johnson Street, Tyldesley – M29 8AB

01942 938600

tyldesley@hills.agency

www.hills.agency/



By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. A non-refundable fee of £45 + VAT per person will apply, and Coadjute will handle the payment. Once an offer is accepted, Coadjute will send a secure link for you to complete the biometric checks. These checks must be completed before we can send the memorandum of sale to all parties. PLEASE NOTE: The Agent has not tested any equipment, fixtures, fittings or services so cannot verify that they are in working order or fit for the purpose. References to the properties tenure are based on information supplied by the seller. You are advised to check the availability of this property before travelling any distance to view. Every effort has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract.