



**HUNTERS®**  
HERE TO GET *you* THERE



# Astley Point, Tyldesley, Manchester

£190,000



This stylish one-bedroom ground floor apartment is situated within the highly sought-after Astley Point Development, offering a perfect combination of modern living, convenience, and a touch of luxury. Known for its beautifully landscaped grounds and vibrant social scene, the development features popular bars and restaurants right on your doorstep, creating a lively yet exclusive community feel.

The apartment benefits from secure intercom access and an allocated parking space within a private gated car park, ensuring both convenience and peace of mind. Inside, you are welcomed by a well-presented hallway leading to a bright and airy open-plan lounge and kitchen, thoughtfully designed to maximise space and natural light. The kitchen is sleek and modern, fully fitted with quality appliances, and features bi-fold doors opening out to a private rear garden, perfect for relaxing or entertaining.

A separate utility room provides valuable storage and laundry space, keeping the main living areas clutter-free. The spacious bedroom offers a peaceful retreat, while the contemporary bathroom is finished to a high standard with modern fixtures and fittings.

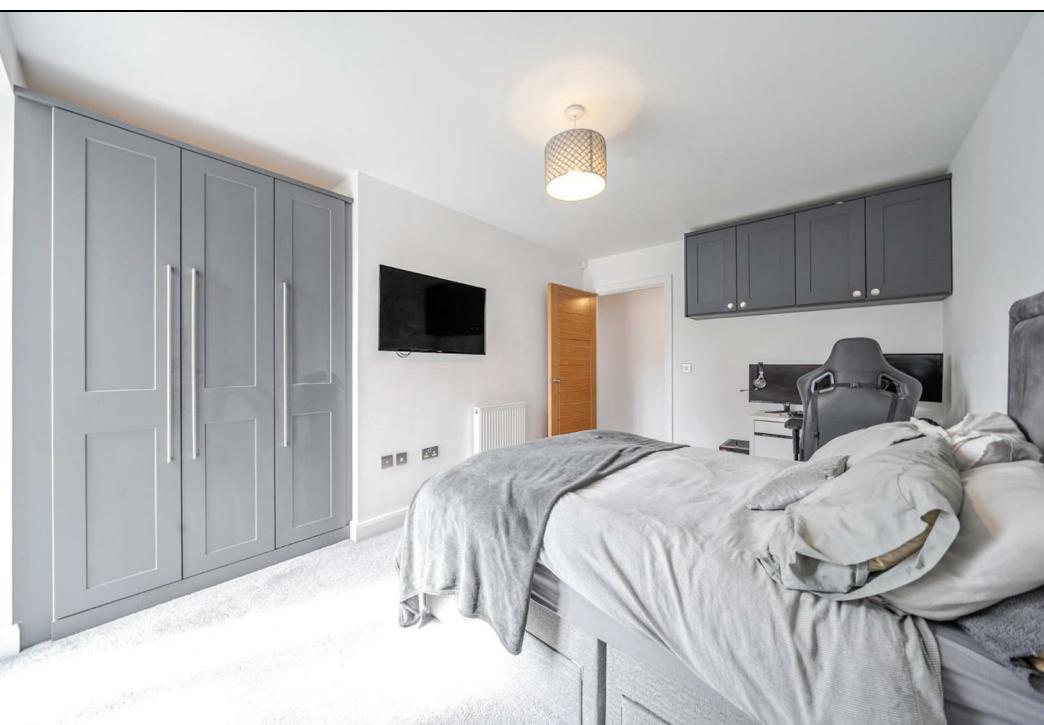
One of the standout features of this home is the private garden area, an enviable addition rarely found in apartments, ideal for outdoor dining or simply enjoying a quiet moment.

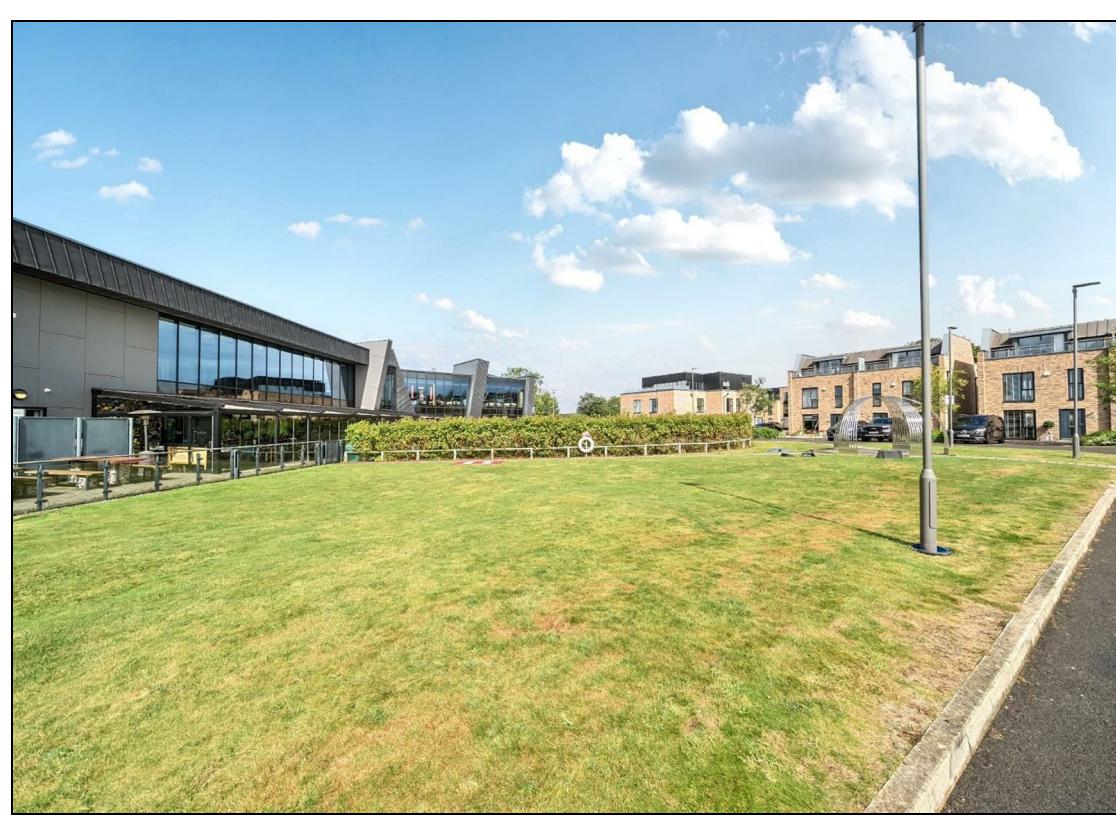
Perfectly located for commuting, the property offers excellent transport links to Manchester City Centre and surrounding areas. This exclusive development combines modern comforts with a premium lifestyle, making it an ideal home for professionals, first-time buyers, or those looking for an easy-to-maintain home with a touch of sophistication.

## KEY FEATURES

- GROUND FLOOR
- PRIVATE GATED ENTRANCE
- PATIO DOORS
- HIGH SPECIFICATION
- NO CHAIN
- MOVE IN READY
- CLOSE TO AMENITIES



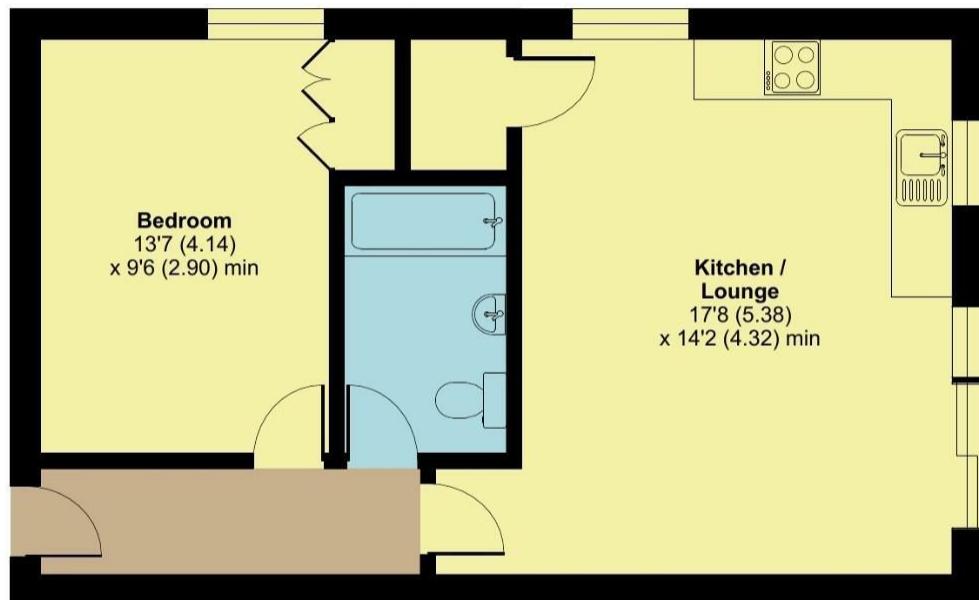




# Ann Lane, Astley, Tyldesley, Manchester, M29

Approximate Area = 530 sq ft / 49.2 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 49.2 SQ M  
(530 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2025.

Produced for Hunters Property Group. REF: 1343881

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



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