

Manchester Road, Astley, Tyldesley, Manchester, Greater Manchester. M29 7FH

260,000



- Spacious three bedroom semi detached
- · Offered with no chain
- Driveway and gardens to front and rear
- Sought after location
- In need of some modernisation
- Two reception rooms
- Detached garage









Ref: PRA11433

Viewing Instructions: Strictly By Appointment Only General Description

As you approach, the property boasts a well-maintained front garden, adding to its curb appeal. The exterior features a combination of traditional brickwork. Step through the front door, and you are greeted by a spacious hallway leading to the lounge and dining room.

The current owners had extended the kitchen to provide additional space when cooking and entertaining guests. There is a lean to off the kitchen with doors leading out onto the rear garden.

Upstairs, the property offers three generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. The master bedroom boasts a spacious layout. The remaining bedrooms are versatile spaces, ideal for accommodating a growing family, hosting guests, or creating a home office. A well-appointed family bathroom completes the upper level.

Situated on Manchester Road, this residence enjoys convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a harmonious blend of suburban tranquility and urban convenience. With its timeless design, practical layout, and desirable location, this three-bedroom semi-detached property on Manchester Road in Astley offers a unique opportunity to embrace a comfortable and stylish lifestyle in a welcoming community.

Tenure: Leasehold-909 years remaining £3.50 ground rent per year. EPC: Applied for Council Tax: B

Please note: Electrical or other appliances, service installations, heating systems, security alarm systems and satellite receiving equipment, where applicable, have not been tested and interested parties are recommended to carry out their own investigations as to their condition and serviceability before contracts are exchanged. All measurements are approximate and have been obtain by a laser measuring device. The photographs are for illustration purposes only it should not be assumed that any contents, furnishings or furniture shown on the photographs are included in the sale nor should it be assumed that the property remains as displayed in the photographs.

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Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band Not Specified











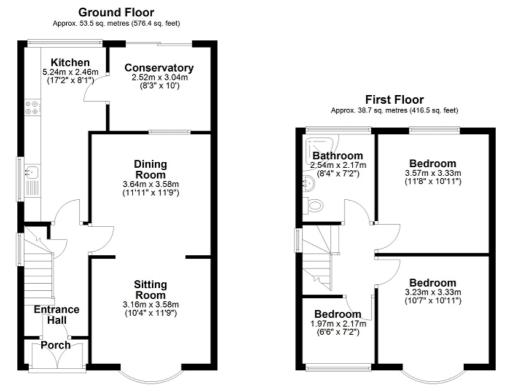












Total area: approx. 92.2 sq. metres (992.9 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £1,500,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement Plan produced using PlanUp.