



154 Stour Road, Astley, Tyldesley, Manchester

- Three Bedrooms
- Conservatory
- Excellent Transport Links
- Driveway
- Desirable Area
- First Time Buyers

Price £225,000

HUNTERS®

HERE TO GET *you* THERE

154 Stour Road, Manchester

DESCRIPTION

Hunters Worsley are delighted to offer for sale this homely three bedroom semi-detached home in the desirable area of Astley! The property is perfect for first time buyers looking for a property they can move straight into! Internally, the property has a spacious lounge to the front aspect, and a kitchen/diner to the rear aspect with plenty of base/wall units. There is also a conservatory extensions leading to the rear garden. To the first floor, there are three well proportioned bedrooms, two to the front aspect and one to the rear overlooking the garden. There is also a three piece bathroom suite. Externally, there is a graveled area to the front of the property, driveway to the side and a private, mature garden to the rear aspect, enclosed by fencing. Location wise, there are excellent transport links with the guided bus route only a couple of minutes walk away, this will have you in Manchester within 40 minutes and there is also the A580. Local amenities can be found in Tyldesley Town Centre with supermarkets, bars and restaurants nearby.





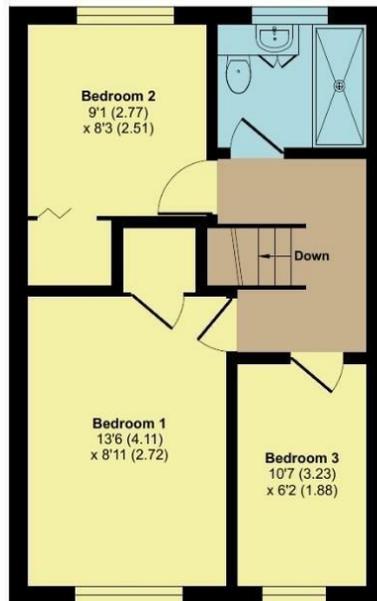
Stour Road, Astley, Tyldesley, Manchester, M29

Approximate Area = 901 sq ft / 84 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 46 SQ M
(494 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 38 SQ M
(407 SQ FT)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 881014

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL
Tel: 0161 790 9000 Email: worsley@hunters.com <https://www.hunters.com>

