



Bodmin Road, Astley, Tyldesley, Manchester

- No Chain
- Garage
- Excellent Transport Links
- Detached
- Desirable Area
- Well Presented Property

Offers Over £299,995

HUNTERS[®]
HERE TO GET *you* THERE

Bodmin Road, Astley, Tyldesley, Manchester

DESCRIPTION

Hunters Worsley are excited to market this stunning 3 bedroom detached home on the desirable Bodmin Road in Astley! The property will have no onward chain so would be perfect for a family looking to move in quickly. Internally, the property has a entrance hall, downstairs w.c, a spacious lounge to the front and a separate dining room and kitchen to the rear. To the first floor, there are three bedrooms, the master having an en-suite, another double bedroom and a further single bedroom. There is also a three piece family bathroom. Externally, the property has driveway parking, a garage with access via the front and rear of the property. There are also garden to the front and rear, the rear garden being very private and can be easily maintained. Location wise, the links into Manchester are excellent with the Guided Bus Route within walking distance, there are local amenities at Tyldesley Town Centre where you will find bars, restaurants and shops.



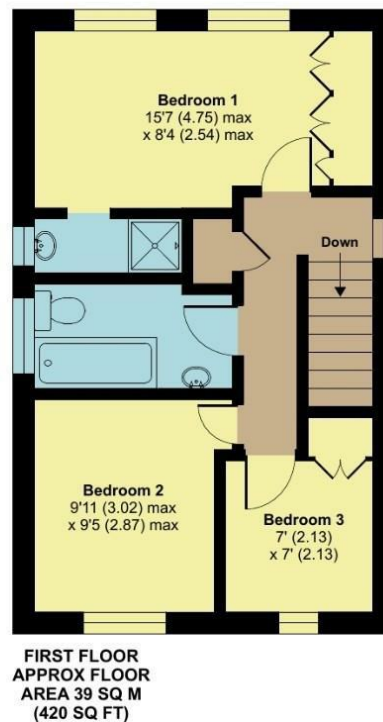
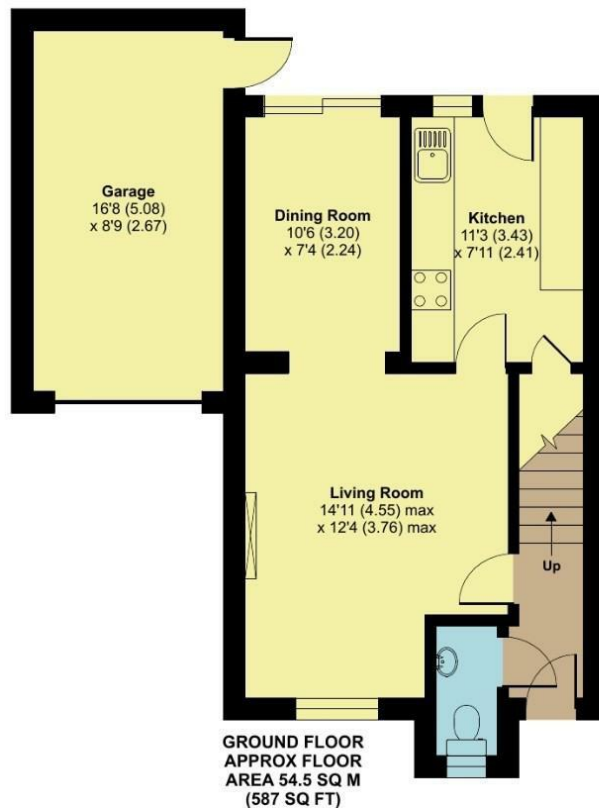




Bodmin Road, Astley, Tyldesley, Manchester, M29

Approximate Area = 1007 sq ft / 93.5 sq m (includes garage)

For identification only - Not to scale



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		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

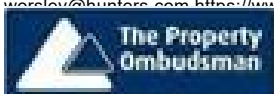
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

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.

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