



## Corless Fold, Astley, Manchester

- Individual Style
- Four Reception Rooms
- Desirable Higher Green Area
- Freehold
- Open Views
- Double Garage
- Snooker Room
- Walking Distance To Astley Point

**Offers Over £800,000**

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HERE TO GET *you* THERE

# Corless Fold, Astley, Manchester

## DESCRIPTION

Offered as FREEHOLD, HUNTERS WORSLEY is delighted to bring to the market this superb five bedroomed, detached house within the heart of Higher Green, Astley.

A most welcoming entrance hall greets you upon entrance this allowing access to the lounge, dining area, conservatory, kitchen/breakfast room, utility, snooker room and shower room. The first floor benefits from a horse shoe shaped landing leading to a master bedroom with dressing area and shower en suite plus four other double bedrooms and a family bathroom. Externally, the front of the property is well maintained whilst boasting block paving suitable for off road parking for several cars in addition to a double garage with loft space. A well stocked, tiered rear garden provides a good sized lawn, patio and decking areas & a bar. Established trees and hedges add to this already most private of spaces. Location wise, Astley is a very desirable area with 'good' and 'outstanding' schools nearby. There are local amenities including the Astley Point development, and country walks including Whitehead Hall Meadow and the Bridgewater Canal. Public Transport is also very good with bus links to the Trafford Centre, Manchester City Centre from the A580 or the Guided Bus Route.

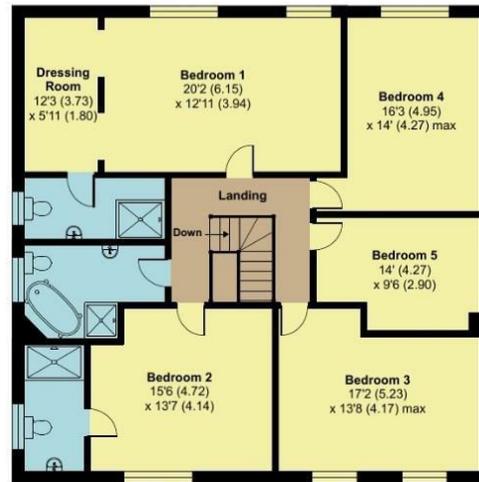




# Corless Fold, Astley, Tyldesley, Manchester, M29

Approximate Area = 3553 sq ft / 330 sq m (includes double garage)

For identification only - Not to scale



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: 912668

## 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](mailto:worsley@hunters.com) <https://www.hunters.com>



## 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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