



***Debdale Lane, Astley, M29 7FL***

**£350,000**

*Occupying an IMPRESSIVE CORNER PLOT in a PEACEFUL SETTING, close to COUNTRY WALKS, yet easily accessible from MANCHESTER ROAD, ASTLEY this SPACIOUS THREE BED DORMER BUNGALOW boasts to the ground floor; a spacious and welcoming entrance hallway, a generous lounge, a great sized office/bedroom, a spacious dining room, a well finished kitchen with granite worktops, a family bathroom and a conservatory with views to the beautifully landscaped garden. To the first floor there are two generous double bedrooms with wc to the master. MATURE, WELL ESTABLISHED GARDENS wrap around the property to the front, sides and rear, enhancing the tranquil setting. There is a DETACHED DOUBLE GARAGE with power and a remote controlled electric door, along with a driveway with gates to the side of the property.*

- DETACHED DORMA BUNGALOW
- TWO RECEPTION ROOMS
- SPACIOUS LIVING
- WRAP AROUND GARDEN
- DOUBLE GARAGE
- CLOSE TO LOCAL AMENTIES

### **Porch**

3' 8" x 4' 5" (1.116m x 1.349m) Ceiling light point, lino flooring, UPVC double glazed door to front elevation.



### **Entrance Hallway**

22' 10" x 5' 2" (6.954m x 1.563m) UPVC double glazed door to front elevation, x2 ceiling light point, wall mounted radiator, Laminate flooring, stairs to upper bedrooms.

### **Lounge**

13' 3" x 15' 6" (4.032m x 4.733m) Solid oak door, ceiling light point, wall mounted radiator, UPVC double glazed bow window to front elevation.



### **Kitchen**

14' 4" x 8' 10" (4.377m x 2.685m) UPVC double glazed door to rear elevation, ceiling light point, wall mounted radiator, x2 UPVC double glazed window to rear elevation and side elevation, lino flooring, wall/base/drawer units, ceramic hob and electric double oven, space for washing machine, integrated fridge/freezer, granite worktop, 1.5 sink with drainer and mixer tap, integrated dishwasher, walls tiled.



### **Dining Room**

14' 7" x 9' 5" (4.439m x 2.870m) Ceiling light point, wall mounted radiator, x2 UPVC double glazed windows to rear elevation and side elevation, parque flooring.

### **Conservatory**

14' 3" x 8' 11" (4.342m x 2.725m) Ceiling light point, wall mounted radiator, laminate flooring.

### **Stairs/Landing**

Ceiling light point, wall mounted radiator, UPVC double glazed stained glass window to rear elevation, wooden flooring with carpet runner.



### **Bedroom One**

15' 3" x 12' 3" (4.637m x 3.742m) Spotlights, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring, x2 double wardrobes, x1 single wardrobe.

### **Ensuite**

*Ceiling light point, lino flooring, extractor fan, W/C, boiler.*



### **Bedroom Two**

*15' 2" x 12' 9" (4.629m x 3.893m) Spotlights, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring.*

### **Bedroom Three/ Downstairs Office**

*11' 6" x 9' 7" (3.510m x 2.930m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front elevation, carpeted flooring.*



### **Shower Room**

*10' 0" x 5' 2" (3.048m x 1.575m) Spotlights, heated towel rail, UPVC double glazed window to rear elevation, lino flooring, basin with vanity underneath, W/C, walk in shower, tiled.*

### **Front Garden**

*Double blocked paved driveway, garden wraps around full house, lawned with bedding surrounds.*

### **Rear Garden**

*Flagged, greenhouse, shed, stoned surrounds.*



### **Council Tax Band**

*D*

### **Other Information**

*Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Fibre If there are restrictions on covenants? Vendor is unaware of any restrictions Is the property of standard construction? Yes Are there any public rights of way? No Safety Issues? No*







# Energy performance certificate (EPC)

2, Debdale Lane  
Astley, Tyldesley  
MANCHESTER  
M29 7FL

Energy rating  
**D**

Valid until: 17 March 2028

Certificate  
number: 0552-2863-7472-9998-6251

## Property type

Detached bungalow

## Total floor area

107 square metres

## Rules on letting this property

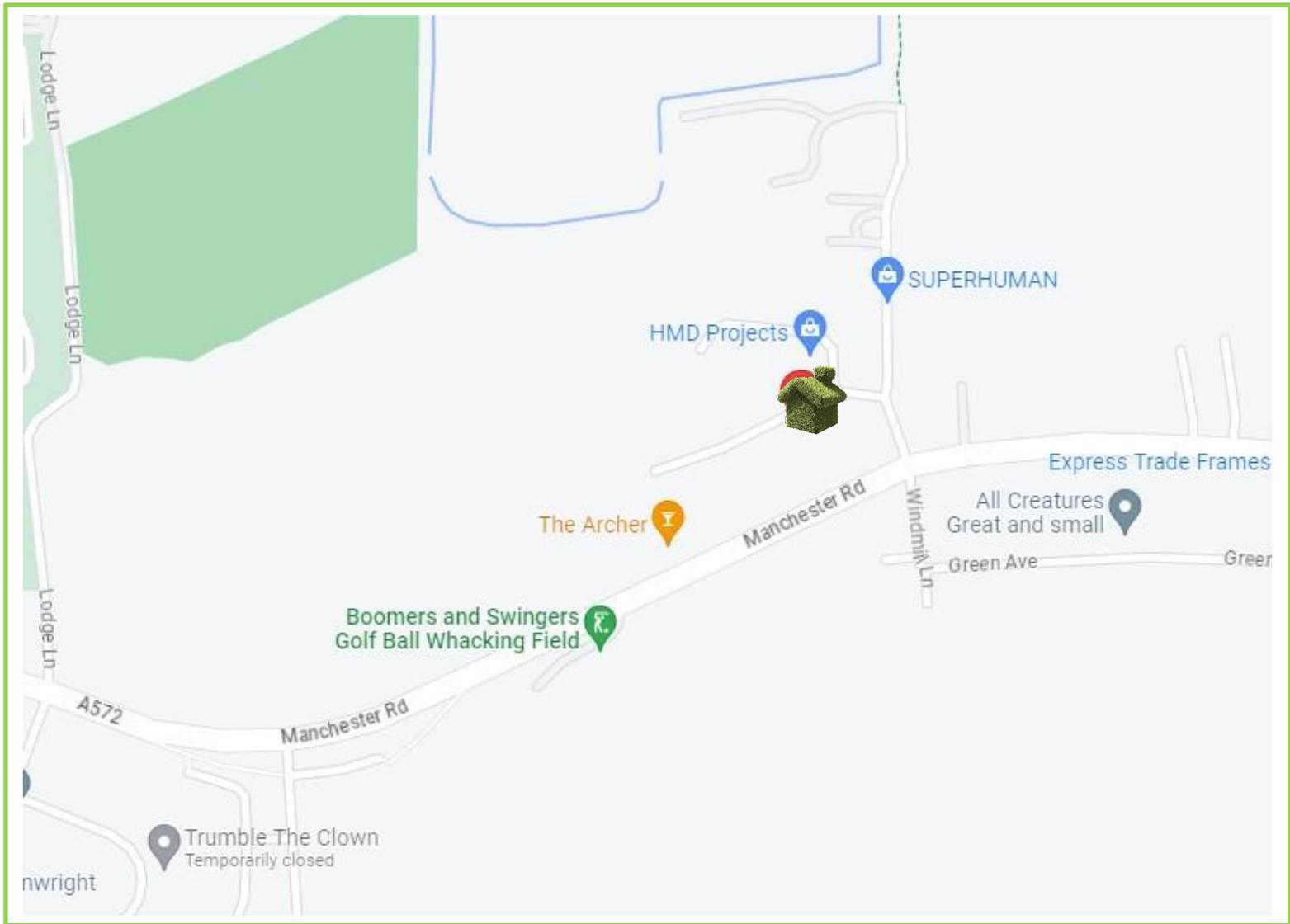
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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