



Lark Hill Astley M29 7SB

Offers Over £399,995

This charming four-bedroom detached home is nestled on a corner plot, boasting meticulously maintained gardens that envelop the property in natural beauty. Situated within walking distance of highly regarded schools and nurseries, it offers convenience and peace of mind for families. Additionally, its proximity to local amenities, including shops and bus routes, ensures effortless access to daily necessities. For commuters, the property is conveniently located just a short drive from the East Lancashire Road, providing easy access to major thoroughfares. Moreover, the guided busway into Manchester city centre offers a stress-free alternative for urban commuters. Upon entering the home, you are greeted by a welcoming hallway that sets the tone for the warm and inviting atmosphere throughout. The spacious lounge provides an ideal setting for relaxation and entertainment, while the adjoining kitchen/dining area offers a perfect space for family meals and gatherings. The well-appointed kitchen is complemented by a utility room, providing added convenience for daily tasks. A WC on the ground floor adds practicality to the layout. Ascending the staircase, you'll find four generously sized bedrooms, each offering comfort and tranquility. The master bedroom boasts an ensuite bathroom, providing a private retreat for the homeowners. Additionally, a separate family bathroom caters to the needs of the household.

- SOUGHT AFTER AREA
- FOUR BEDROOMS
- CLOSE TO LOCAL AMENITIES
- ENSUITE TO MASTER
- CORNER PLOT
- MAINTAINED GARDENS

Hallway

15' 2" x 6' 6" (4.633m x 1.974m) UPVC double glazed door to front, ceiling light point x 2, wall mounted radiator x 2, tiled flooring, storage cupboard.

Lounge

19' 11" x 11' 6" (6.083m x 3.499m) Wooden door, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed window to front, carpeted flooring, UPVC double glazed french doors to side.



Kitchen/Dining

20' 7" x 13' 4" (6.276m x 4.053m) Wooden door, spotlights and ceiling light point, wall mounted radiator x 2, UPVC double glazed windows x 3 to front and side, tiled flooring, wall base and drawer units, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, dishwasher.



Utility Room

6' 5" x 7' 2" (1.957m x 2.193m) UPVC double glazed door to side, work surfaces, base and wall units, sink with drainer and mixer tap, wall mounted radiator, ceiling light point, tiled flooring.



Stairs/Landing

Ceiling light point, storage cupboard, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, loft hatch.

Bedroom One

13' 2" x 11' 0" (4.006m x 3.341m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes and dressing table.



Ensuite

Spotlights, wall mounted radiator, UPVC double glazed window to side, tiled flooring, WC, basin, shower, tiled walls.

Bedroom Two

8' 11" x 10' 11" (2.713m x 3.316m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side, carpeted flooring, fitted wardrobes.

Bedroom Three

10' 10" x 10' 10" (3.296m x 3.303m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bedroom Four

8' 0" x 8' 6" (2.440m x 2.599m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bathroom

7' 2" x 6' 4" (2.195m x 1.925m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over bath, tiled walls.

Outside**Front**

Driveway, lawn, hedge.

Garage

Power, lighting, up and over door.

Rear

Patio area, lawn, bedding surrounds, decking area, shed.

Tenure

Leasehold

Council Tax Band

E

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? BT

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



Energy performance certificate (EPC)

18, Lark Hill
Astley, Tyldesley
MANCHESTER
M29 7SB

Energy rating

B

Valid until:

13 February 2026

Certificate number:

8526-7532-4590-3227-2996

Property type	Detached house
Total floor area	115 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 energy rating is B. It has the potential to be A.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

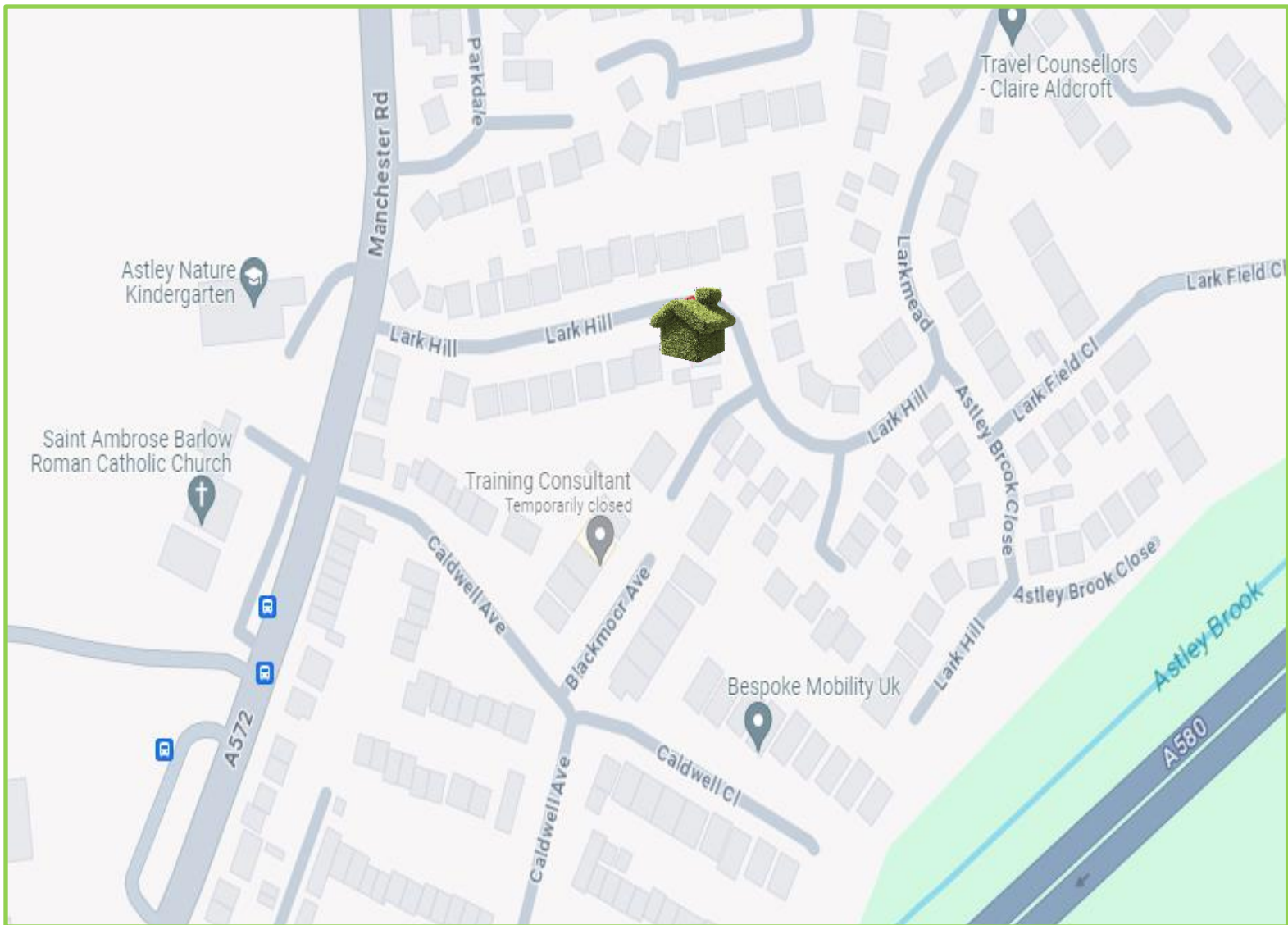
the average energy rating is D
the average energy score is 60





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 PlanIt.

18 Larkhill, Astley



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.

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