



Avondale Drive, Manchester

Offers Over £220,000

Avondale Drive is situated just off Coach Road in Astley surrounded by semi-detached bungalows such as this one. The area is peaceful with a sense of community, whilst being conveniently located for coffee shops at Noir and Dam House, shops at church road and the co-op at Manchester Road, transport links such as the A580 bus routes along Manchester road, the guided busway into Manchester and Leigh and walks to Dam house, Higher Green Lane and the Bridgewater canal. The property has been extended to give a good sized kitchen-diner and master bedroom to the rear which leads to a conservatory. To the front of the property there is a good sized through lounge/ dining room and a well presented second bedroom. There is a good sized hallway and bathroom with modern suite. Outside there is a driveway with parking for several cars, a paved rear garden and a detached garage. The property is in need of some cosmetic refurbishment giving the buyers the opportunity to put their own stamp a property in this fantastic area.

- TRUE BUNGALOW
- CONSERVATORY
- SOUGHT AFTER AREA
- CLOSE TO LOCAL AMENITIES
- SEMI DETACHED
- GARAGE

Hallway

11' 0" x 10' 11" (3.358m x 3.326m) UPVC double glazed door to side elevation, spotlights, wall mounted radiator, laminate flooring.

Lounge

27' 0" x 10' 10" (8.232m x 3.293m) Wooden door, ceiling light point, spotlights, x2 wall mounted radiators, UPVC double glazed bay window to front elevation, laminate flooring, gas fire.

Kitchen

16' 5" x 10' 9" (4.998m x 3.289m) UPVC double glazed door to side elevation, x2 ceiling light point, wall mounted radiator, x2 UPVC double glazed windows to side and rear elevation, laminate flooring, wall/base/drawer units, gas hob, space for washer, space for fridge/freezer, worktops, 1 1/2 sink unit with drainer and mixer tap, walls half tiled, island storage.

Conservatory

9' 1" x 9' 7" (2.768m x 2.912m) UPVC double glazed door to side elevation, ceiling light point, wall mounted radiator, UPVC double glazed windows, tiled flooring.

Bedroom One

12' 7" x 9' 7" (3.844m x 2.920m) x2 Ceiling light point, wall mounted radiator, UPVC double glazed French door leading to conservatory, wooden floor boards.

Bedroom Two

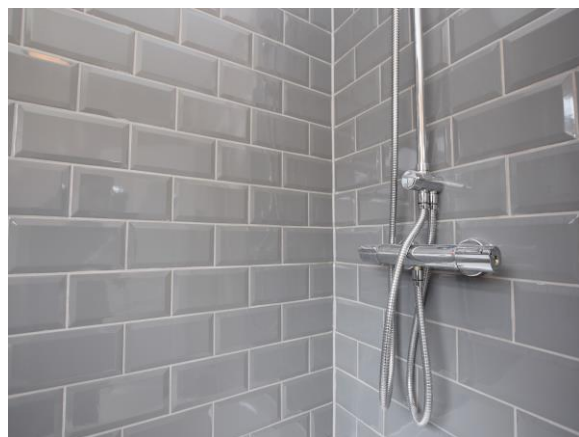
10' 7" x 9' 0" (3.230m x 2.741m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring.

Bathroom

5' 7" x 6' 9" (1.693m x 2.060m) Ceiling light point, wall mounted radiator, UPVC double glazed window to side elevation, lino flooring, basin with vanity under, W/C, bath, shower over bath, tiled walls.

Garage

Wooden Doors, detached from property.



Front Garden

Driveway, Lawn, Bedding surrounds.

Rear Garden

Patio area, Sunken pond, bedding surrounds.

Tenure

Freehold

Council Tax Band

C



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.



Energy performance certificate (EPC)

26 Avondale Drive
Astley
Tyldesley
MANCHESTER
M29 7ES

Energy rating
D

Valid until: 20 June 2033

Certificate number: 0637-8826-1200-0519-7226

Property type Semi-detached bungalow

Total floor area 64 square metres

Rules on letting this property

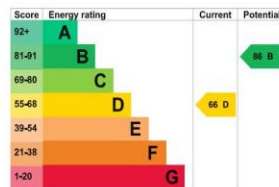
Properties can be let if they have an energy rating from A to E.

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 B.

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



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

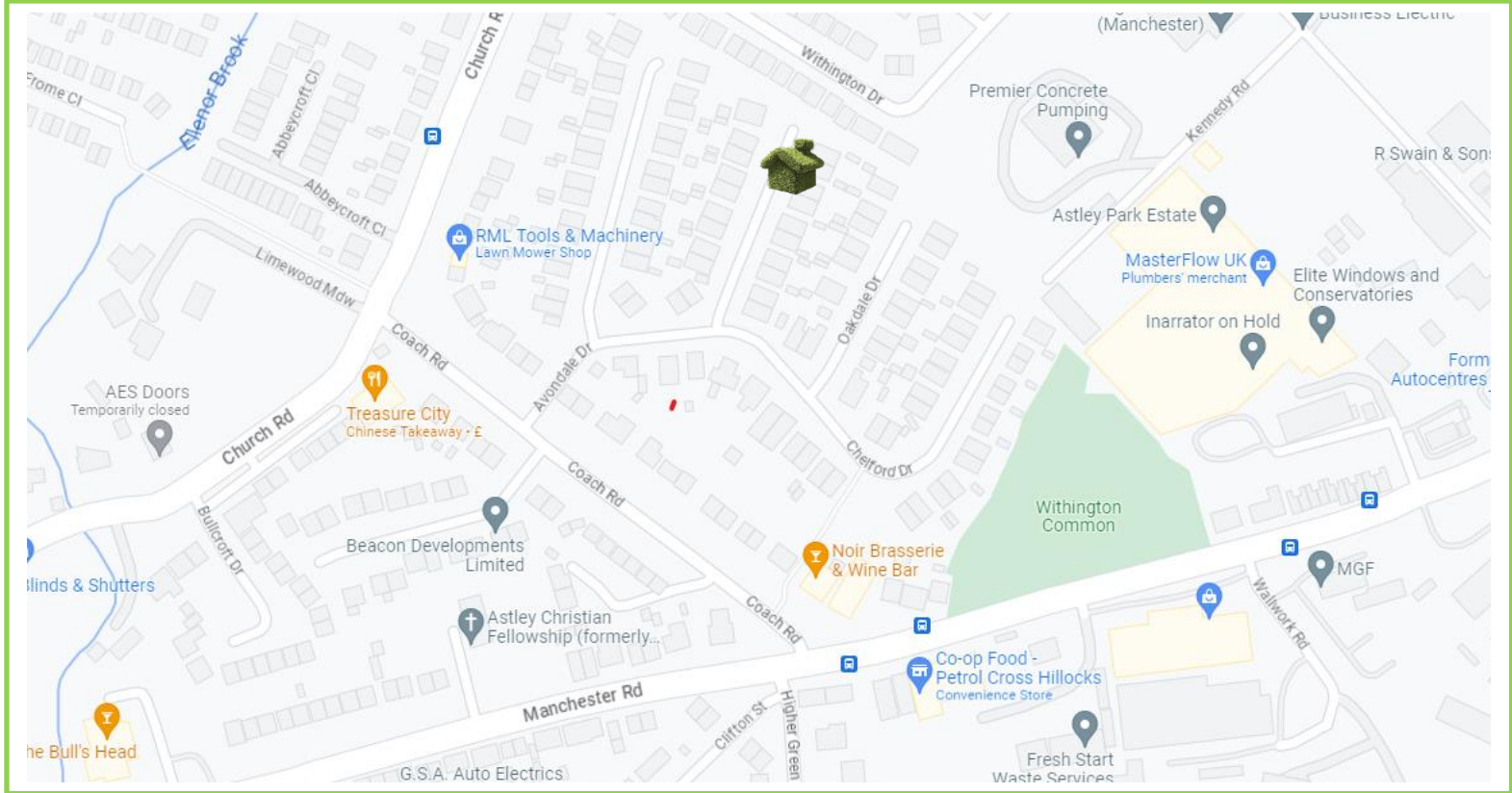
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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







Total area: approx. 77.0 sq. metres (828.9 sq. feet)

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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