



East Lancashire Road

Astley

Miller Metcalfe
Every step of the way

East Lancashire Road

Astley

Semi Detached



4



1

EPC Rating - To be confirmed

*** No Chain Involved - Early Viewing Strongly Advised *** Fabulous Extended Bay Fronted Traditional Semi-Detached Home, Four Good Sized Bedrooms and Two Reception Rooms, Stunning Over Average Sized Private Gardens, Gated Driveway and Generous Garage, Located Within a Popular and Highly Convenient Area ***

This is a superb opportunity to purchase a fantastic home within the highly favoured area of Astley. Having been significantly extended to both the ground and first floors, and offering exceptionally well-proportioned living space and spectacular, over average sized private gardens, this splendid property simply must be viewed to be fully appreciated

The generous and versatile accommodation comprises an inviting entrance hall, bay fronted sitting/dining room, separate lounge and a large, fitted breakfast kitchen to the ground floor. On the first floor a landing, four good sized bedrooms plus a Modern three-piece shower room completes the internal living space. Outside the property is garden fronted and features a gated driveway and over average sized detached garage that provide ample parking. The rear garden is a joy to behold, being private, over average in size, mature and well presented, providing significant outdoor space and more than enough room for further extension if required (subject to relevant planning consent).

Situated within the ever-popular area of Astley in Manchester, the property sits within easy access to a host of amenities and is well placed for major transport links making it ideal for commuting into Manchester city centre and across the North West.

Rarely do homes of this type come to the market especially at such an attractive price and with the added benefit of No Chain, an early viewing is strongly advised to avoid disappointment.

- TENURE
Leasehold
999 Year Lease - 909 Years Remaining
Start Date - 28.06.1935 - End Date - 12.05.2934

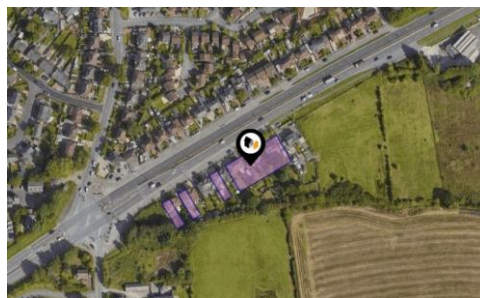
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

- GROUND RENT/SERVICE CHARGE
To Be Confirmed

- LOCAL AUTHORITY AND COUNCIL TAX
Wigan - Band C - £1,710 Per Month

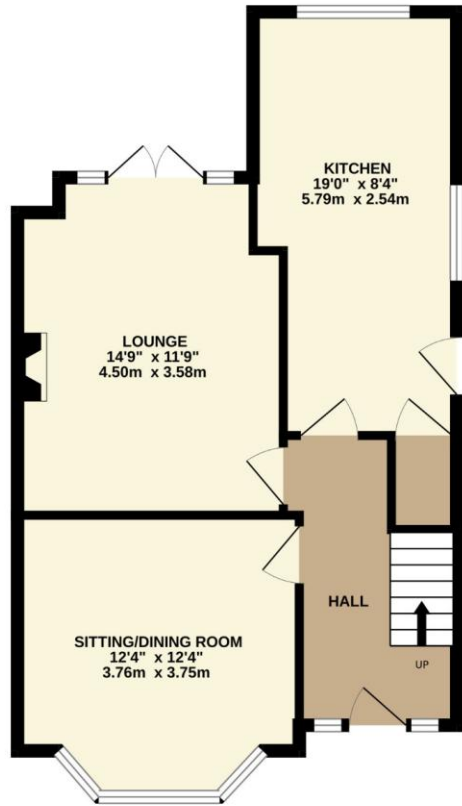
- FLOOD RISK
Very Low

- BROADBAND
Basic - 3 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps





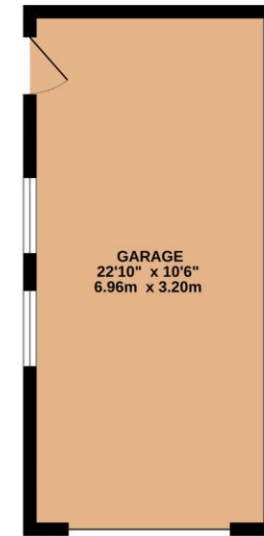
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



GARAGE
238 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.