



275 Manchester Road, Astley, M29 7DZ £225,000

ARC HOMES are delighted to offer FOR SALE this gorgeous bay fronted semi detached property positioned in a sought after Astley location and offering generous accommodation. This beautiful home is well presented throughout, boasts generous rear gardens together with ample parking and is located in the catchment area of sought after schools. Ideal for a range of buyers early viewing is highly advised. Entry is via an entrance porch and welcoming entrance hallway which leads into an impressive well proportioned sitting room. The sitting room opens to the rear into a lovely conservatory with a modern kitchen completing the ground floor. To the first floor are three generous bedrooms and a modern bathroom. Outside, the front gardens are low maintenance and provide off road parking. The enclosed rear gardens are larger than average and laid to lawn with a raised patio area.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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