



46 Caldwell Avenue

Astley, Tyldesley, M29 7SA

We are pleased to offer this three-bedroom property in Astley for sale, with vacant possession and no onward chain. The property features an entrance porch leading to a spacious open plan living area, with feature fireplace, dining area and open to the fully fitted kitchen, which has integrated fridge/freezer, oven, hob and extractor and breakfast bar. To the first floor there are two double bedrooms, single bedroom and family bathroom with three piece white suite and shower over the bath. Externally there are gardens to the front, which is laid to lawn and the rear garden is fully enclosed with fencing and has paved patio and small area laid to lawn. The single garage is located in a block which is at the top of the avenue. This Leasehold property, with an annual ground rent of £11, is connected to all mains services and features UPVC double glazing and gas central heating. Ideally located for nurseries, primary and secondary schools and within walking distance of local amenities and shops. The property is close to major road networks and motorways and has excellent public transport links.

Asking price £170,000



- Three Bedroom Terraced House
- Fully Fitted Wood Effect Kitchen with Breakfast Bar
- Great Location for Schools, Nurseries and Children's Play Areas
- No Onward Chain
- Open Plan Garden to Front - Enclosed Rear Garden
- Family Bathroom with Shower Over Bath
- Conveniently Situated for Major Road Network and Public Transport Links
- Downstairs Open Plan Living Space
- Two Double Bedrooms and One Single Bedroom
- Vacant Possession

Porch

Double radiator and light

Living Room

23'6" x 16'11" (max) (7.170 x 5.170 (max))

Open plan living room and dining area with carpet flooring, feature fireplace, understairs storage cupboard, two double radiators, ceiling light fittings, open staircase and door leading to the rear garden

Kitchen

10'4" x 7'5" (max) (3.173 x 2.276 (max))

Fully fitted with a range of wood effect wall and base units with integrated fridge/freezer, electric oven, hob and extractor, stainless steel sink unit with mixer taps, ceiling light fitting, part tiled walls and breakfast bar open to the dining area

Stairs/Landing

Open plan staircase from living room to landing. Carpet flooring, loft access and ceiling light fitting

Bedroom 1

13'3" x 10'1" (max) (4.04m x 3.07m (max))

Double bedroom with carpet flooring, ceiling light fitting and double radiator

Bedroom 2

10'2" x 10'1" (max) (3.099 x 3.096 (max))

Double bedroom with carpet flooring, ceiling light fitting and double radiator

Bedroom 3

10'1" x 6'7" (max) (3.076 x 2.031 (max))

Single bedroom with carpet flooring, ceiling light fitting and single radiator

Bathroom

Fully tiled walls, chrome ladder style radiator, white 3-piece suite with shower over the bath and ceiling light fitting

Particulars

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All measurements have been taken with a sonic measure and are therefore subject to a margin of error

Services

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Location

Conveniently placed close to local amenities and shops with excellent commuter and transport links and access to the guided bus route into Manchester City Centre, this property is ideally placed for schools and nurseries and close to children's play areas and cycle route pathways

Gardens

Front garden is laid to lawn and open plan. The rear garden area is split level with paved patio area, small lawned area and fully fenced

Garage

There is a single garage situated at the top of the avenue in a block



Directions

Sat Nav Postcode M29 7SA



Floor Plan



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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