



**52 Lower Green Lane**  
Astley , Manchester, M29 7JE

- UNIQUE TWO BED COTTAGE
- SOUGHT AFTER SEMI RURAL LOCATION
- SINGLE STOREY EXTENSION TO REAR
- IMMACULATE THROUGHOUT

**Offers In Excess Of £200,000**  
EPC Rating '66'





## Property Description

PREPARE TO BE IMPRESSED by this UNIQUE TWO BED COTTAGE which simply oozes CHARACTER & CHARM. Located in the heart of ASTLEY GREEN VILLAGE close to the Bridgewater Canal in this Semi Rural area the property is in THE CATCHMENT FOR EXCELLENT LOCAL SCHOOLS, with the added benefit of a SUPERB SINGLE STOREY EXTENSION to the rear it will provide THE PERFECT HOME. Boasting FANTASTIC SECLUDED, LOW MAINTENANCE REAR GARDEN , an EARLY VIEWING IS ESSENTIAL through THE STEP to avoid disappointment !!

### ACCOMMODATION

Ground Floor

### ENTRANCE DOOR

Leading into

### LOUNGE

Offering a superb lounge with beamed ceiling. Solid



wooden flooring. Feature brick surround to chimney breast with wood burning stove. Radiator with cover.

#### KITCHEN / BREAKFAST ROOM

Offering a 'Country Style' kitchen with a range of wall and base units with contrasting solid Oak worktops. Rangemaster cooker. Plumbing for washing machine. Space for fridge freezer. Feature brick wall. Beams and inset spots to ceiling. Radiator with cover. Tiled flooring. Staircase leading to the first floor accommodation. Open through to

#### FAMILY ROOM ( EXTENSION )

Superb family room with doors leading onto the rear garden. Solid wood flooring. Radiator. Velux style windows. Inset spots to ceiling.

#### FIRST FLOOR

##### MASTER BEDROOM

Offering a spacious bedroom with sash style window to the front of the property. Solid wood flooring. Fitted wall lights. Central heating radiator. Coving and inset spots to ceiling.

##### BEDROOM TWO

With window overlooking the rear of the property. Central heating radiator. Neutral coloured carpet. Fitted wardrobes.

##### BATHROOM

Offering a newly fitted three piece bathroom suite which comprises wash hand basin with vanity, bath with shower over and glazed screen. WC. Heated chrome towel rail.

##### LANDING

With spindle balustrade. Loft access. Carpeted.

##### EXTERNAL

##### FRONT

Small terrace garden which is enclosed.

##### REAR

Offering a superb well tended low maintenance rear garden which is extremely private. Laid to lawn area. Well stocked flower beds. Gate to fields to rear. Newly built shed which has power, light and plaster skimmed walls which could be used for a variety of uses. Separate storage area.

Please note:

These particulars have not yet been approved by the vendor.

All measurements have been taken with a sonic





measure and are therefore subject to a margin of error.

