

5 Abbeycroft Close, Astley  
£350,000



# 5 Abbeycroft Close

Astley, Manchester

Millbrooke Estate Agents are pleased to offer for sale this spacious, semi-detached Georgian style townhouse, situated on the exclusive gated development of Abbeycroft Close, Astley Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Many Local Amenities
- Two Parking Spaces
- Private Gated Development
- Excellent Transport Links
- Located Over Three Floors
- No Onward Chain!
- Woodland Facing Garden
- Four Spacious Bedrooms
- Large Master Suite with Fitted Wardrobes
- Two Bathrooms



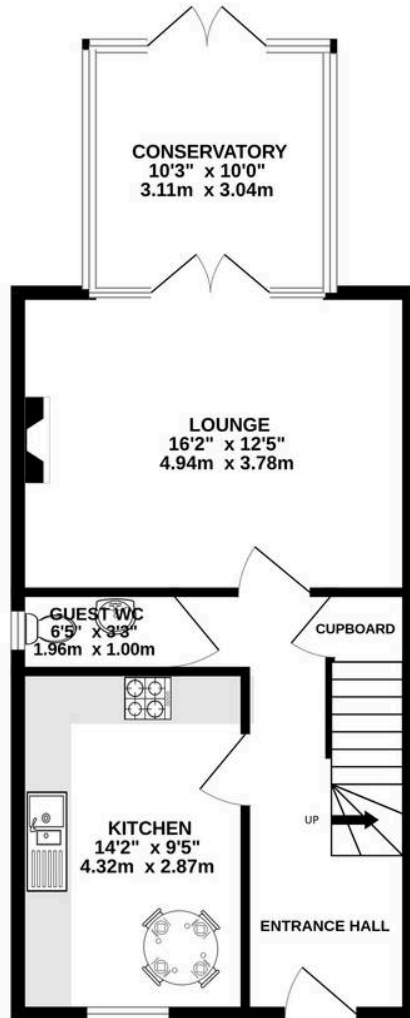




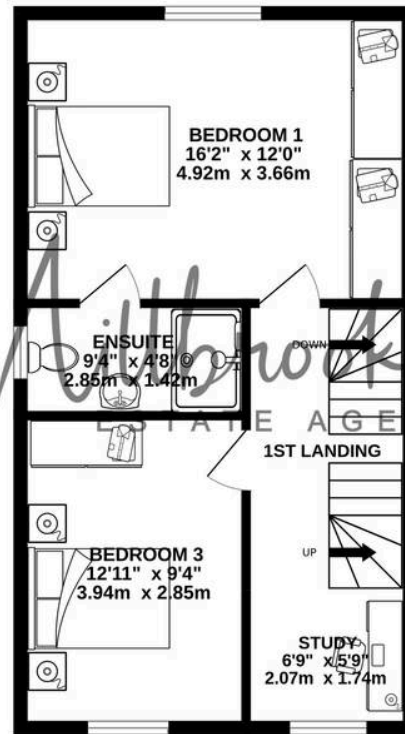




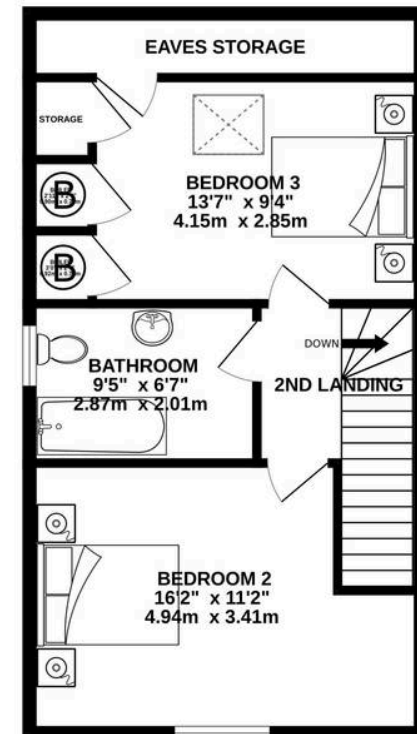
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.3 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.

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## Millbrooke Estate Agents

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