



18 Ley Crescent, Astley

Guide Price £275,000

Miller Metcalfe
Every step of the way

18 Ley Crescent

Astley, Manchester

This beautifully presented and thoughtfully extended three bedroom semi detached family home situated in the heart of the ever popular Astley, offers spacious, modern living, perfectly suited to a growing family. Ideally positioned close to highly regarded local schools, excellent transport links and a range of everyday amenities, this is a home that combines style, practicality and convenience.

The accommodation briefly comprises a welcoming entrance hallway, a convenient downstairs W/C, and a versatile office/dining room, ideal for those working from home or in need of additional reception space. The generous sitting room provides a comfortable setting for relaxing, while the true heart of the home is the impressive extended open-plan kitchen, dining and family room. Beautifully designed for modern family living and entertaining, this fantastic space is filled with natural light and features double doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor, there are three well proportioned bedrooms, all offering comfortable accommodation, together with a contemporary family bathroom.

Externally, the property continues to impress. To the front, a driveway provides off-road parking for two vehicles and benefits from the added convenience of an EV charging point. To the rear, the private and well-maintained garden offers an excellent outdoor space, complete with a seating area and plenty of room for entertaining, dining al fresco or enjoying time with family and friends.

Properties of this quality in such a sought-after location are always in high demand. Early viewing is highly recommended to fully appreciate everything this exceptional family home has to offer.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

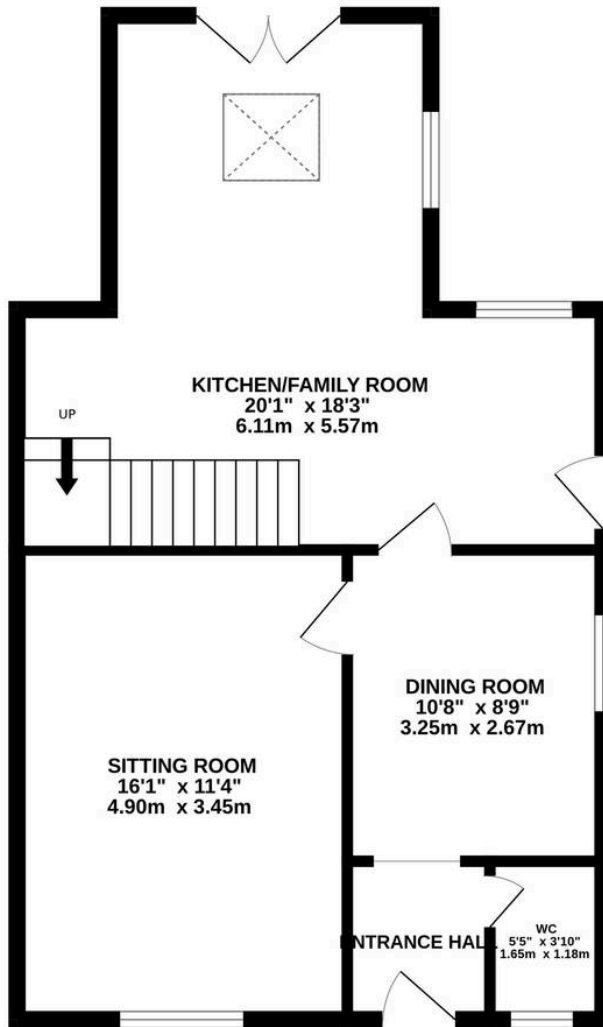




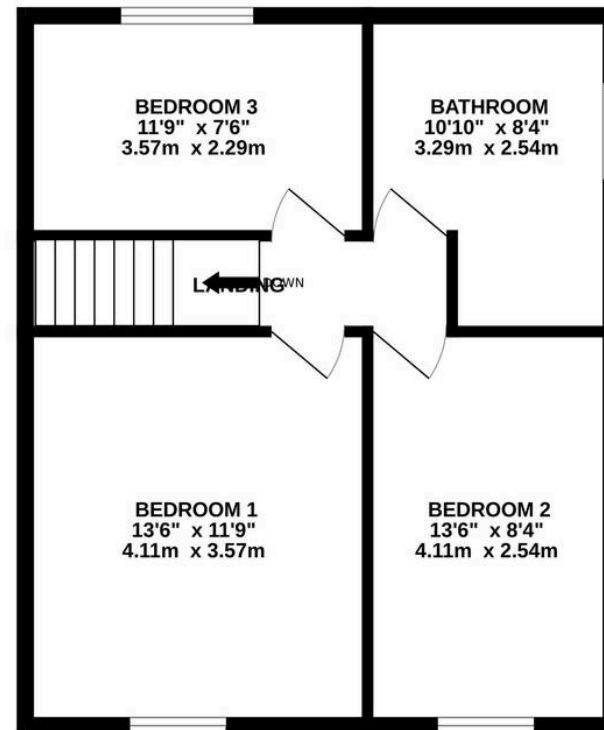




GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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.
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