



8 Frome Close, Astley

Guide Price £250,000

Miller Metcalfe
Every step of the way

8 Frome Close

Astley, Manchester

Set in the heart of the Astley, this well presented three bedroom family home offers spacious accommodation, excellent outdoor space and a superb location, making it an ideal purchase for growing families. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Perfectly positioned within easy reach of highly regarded local schools, shops, amenities and excellent transport links, the property combines convenience with comfortable family living.

The accommodation comprises an inviting entrance vestibule leading into a generous sitting room, creating a welcoming space to relax. A useful downstairs W/C adds practicality, whilst to the rear of the property the spacious kitchen/diner provides an ideal setting for everyday family life and entertaining. Double doors open directly onto the private rear garden, allowing for seamless indoor and outdoor living during the warmer months.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation, together with a modern family bathroom. The loft space is also fully boarded.

Externally, the property benefits from a driveway providing off road parking for two vehicles. To the rear is a private, low maintenance garden which backs onto Damhouse which is a protected orchard, perfect for enjoying outdoor dining or family time, with the added advantage of a detached garage, which is fully insulated, has double glazed windows and electricity and has been previously used as an outdoor pod/office space, completing this fantastic home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

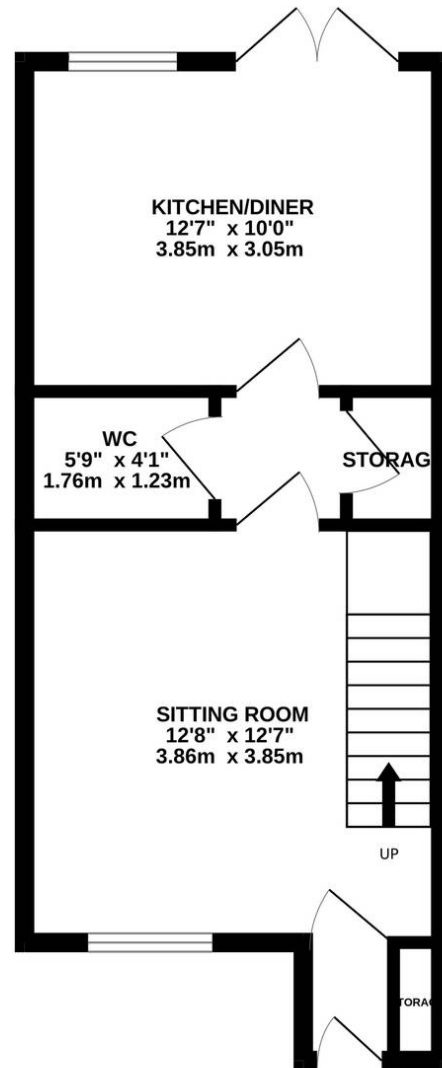




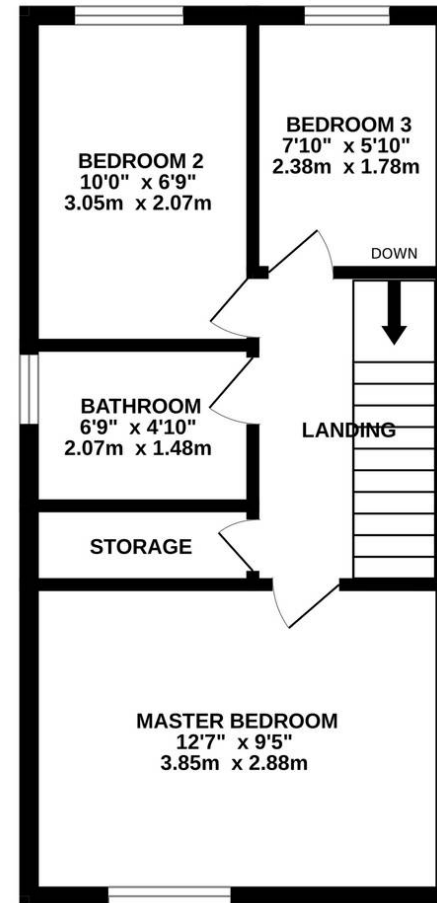




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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