



34 Garner Drive, Astley

Offers Over £399,995

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*Every step of the way*

## 34 Garner Drive

Astley, Manchester

Four-Bedroom Detached Family Home in a Quiet Cul-de-Sac.

Set within a peaceful, family-friendly cul-de-sac, this spacious four-bedroom detached home perfectly combines comfort, practicality, and modern living. Ideally situated close to both primary and secondary schools, shops, and local amenities, and with convenient access to the A580 for commuting, this property makes an excellent choice for growing families.

Upon entering, a welcoming hallway leads to a handy downstairs W.C., stairs to the first floor, and a door into the inviting sitting room. The sitting room is generously sized, featuring a large front-facing window that fills the space with natural light. A doorway from here provides access to a useful storage cupboard, which in turn leads to an internal door offering direct access into the integral garage — a valuable and practical feature for everyday living.

The open-plan layout flows from the sitting room into a bright dining area and modern fitted kitchen. The kitchen is equipped with a range of wall and base units, integrated appliances, and ample worktop space, making it ideal for family meals and entertaining. The dining area extends into the rear family room — part of a tasteful extension — offering additional versatile living space with sliding patio doors that open onto the garden.

Upstairs, the master bedroom enjoys fitted wardrobes and a contemporary en-suite shower room. There are two further double bedrooms and a larger-than-average fourth bedroom, all well presented and generously proportioned. Completing the first floor is a modern family bathroom featuring a bath, W.C., and wash basin with stylish half-height tiling.

Externally, the property offers a large block-paved driveway providing off-road parking for multiple vehicles and access to the integral garage via an up-and-over door. To the rear, a peaceful garden with both lawned and patio areas provides the perfect space for relaxation or family gatherings.

This attractive home offers spacious accommodation, modern comforts, and a convenient location — an ideal family home not to be missed.

Council Tax band: D

Tenure: Freehold

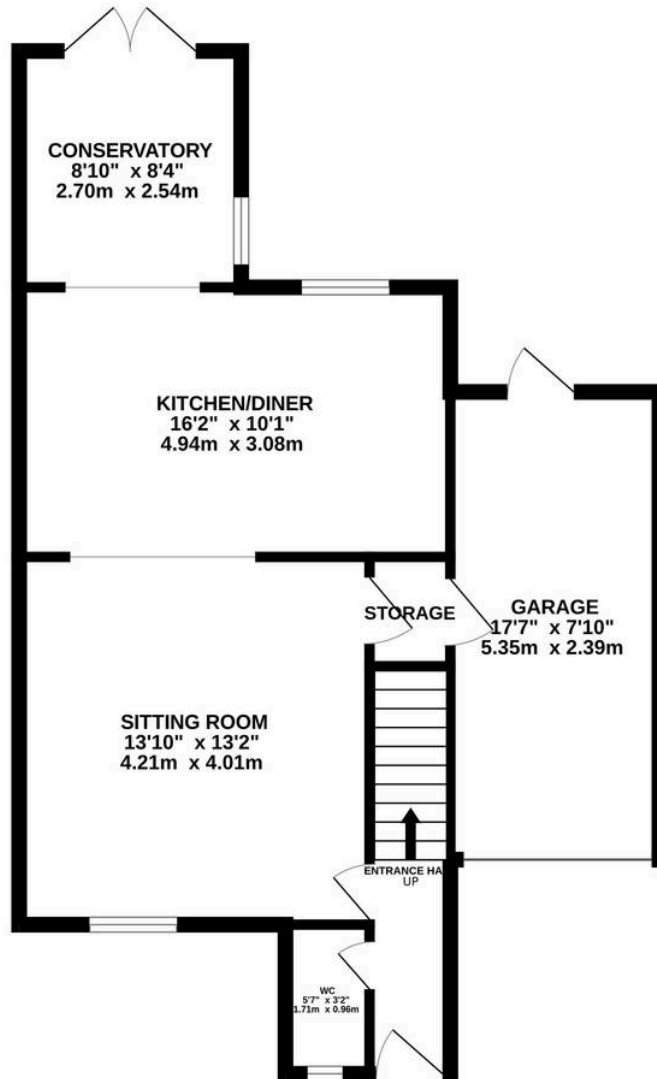




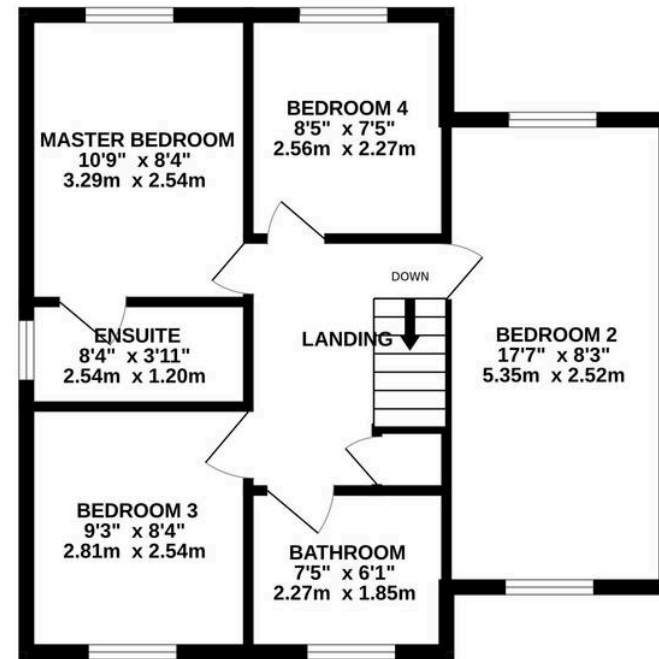




GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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