



508 Manchester Road, Astley

Guide Price £375,000

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Every step of the way

508 Manchester Road

Astley, Manchester

This impressive three-bedroom detached family home situated in a highly convenient location close to well-regarded local schools, excellent amenities and with superb access to the East Lancashire Road offers generous and versatile accommodation throughout.

The property welcomes you via an entrance vestibule, providing access to a convenient downstairs WC and the integral garage. The well planned ground floor continues into a spacious dining room, ideal for family meals and entertaining, which flows seamlessly into the comfortable rear sitting room. Enjoying views over the garden, the sitting room features double doors opening onto the private rear garden, creating an excellent indoor-outdoor living space.

The modern fitted kitchen is well-equipped with a comprehensive range of wall and base units, offering ample storage and workspace to cater for everyday family life.

To the first floor, there are three well proportioned bedrooms, including an outstanding principal bedroom benefiting from a stylish en-suite shower room. Originally designed as a four bedroom home, the current owners have combined two bedrooms to create an exceptionally spacious principal suite. Subject to a purchaser's requirements, the property could easily be reinstated to its original four bedroom layout if desired. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts a generous driveway to the front, providing off-road parking for multiple vehicles, together with access to the integral garage. To the rear is a private, low-maintenance garden, offering an ideal space for relaxing, entertaining and enjoying outdoor family life.

This fantastic detached home combines flexible living accommodation with a sought-after location, making it an excellent opportunity for growing families and those looking for a home they can adapt to suit their changing needs.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

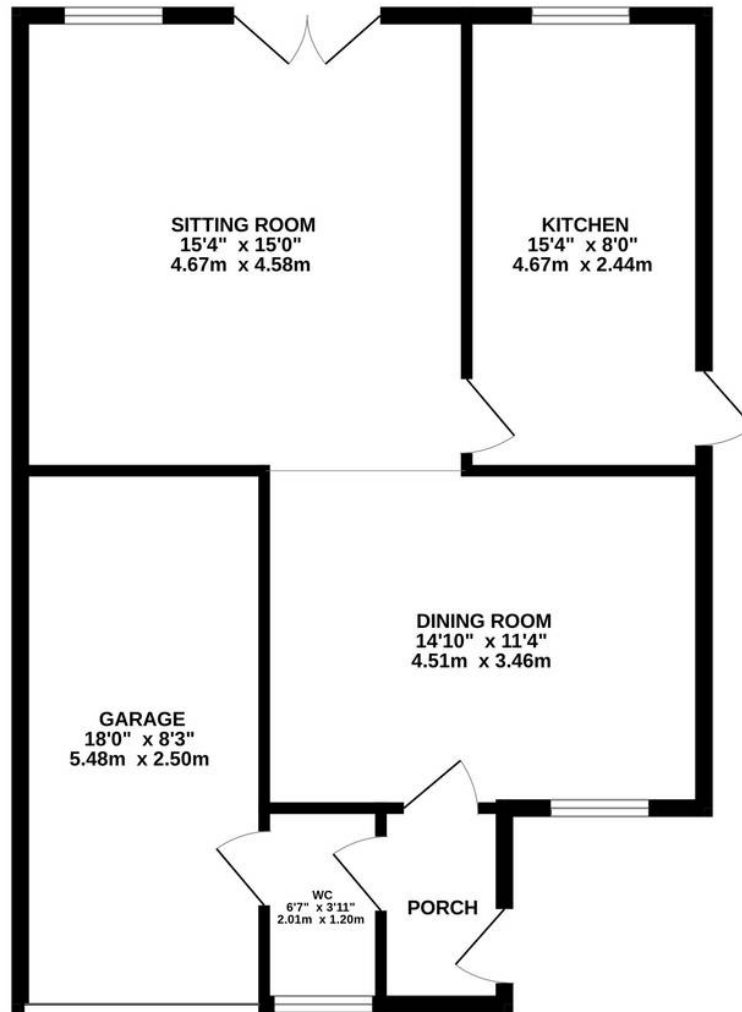




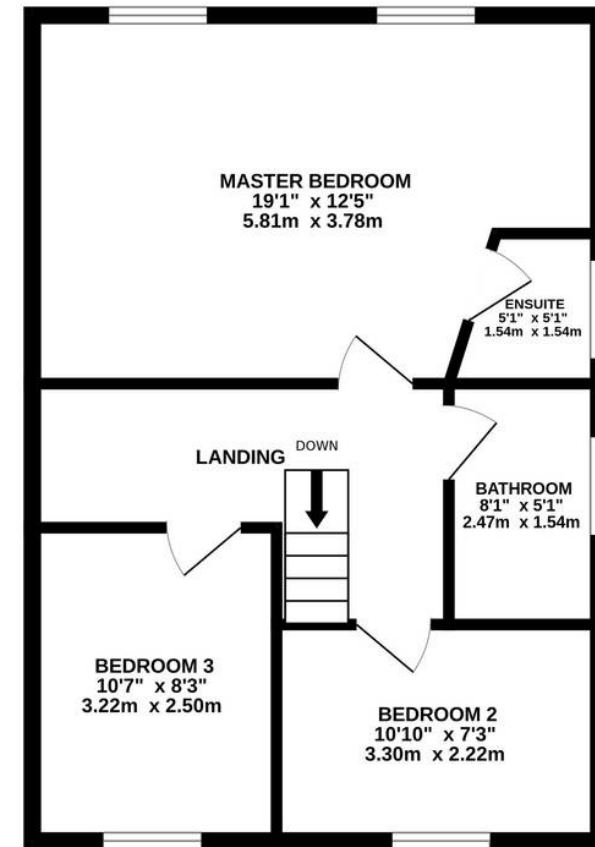




GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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