



11 Withington Drive, Astley

Offers Over £350,000

Miller Metcalfe
Every step of the way

11 Withington Drive

Astley, Manchester

This beautifully modernised three bedroom linked detached family home situated within one of Astley's most sought after residential locations offers stylish, contemporary living finished to an exceptional standard throughout.

Upon entering, you are welcomed by an entrance vestibule leading into a bright and inviting hallway, setting the tone for the quality found throughout the property. The spacious sitting room provides a comfortable space to relax, while a conveniently located downstairs WC with additional understairs storage adds practicality for everyday family life.

To the rear, the property has been thoughtfully extended to create a stunning open plan kitchen, dining and family living space, perfectly designed for modern lifestyles. The contemporary kitchen flows effortlessly into the dining and family areas, creating an ideal space for both everyday living and entertaining. Patio doors open directly onto the beautifully landscaped rear garden, allowing natural light to flood the room and seamlessly connecting the indoor and outdoor spaces. Off the kitchen is a highly useful utility/larder room, offering excellent additional storage and practicality.

A striking glass staircase leads to the first floor, where there are three well proportioned bedrooms, all bedrooms are served by a stylish four piece family bathroom with separate standing shower. A fully boarded/shelved loft with electricity completes the first floor space.

Externally, the property continues to impress. To the front, a generous driveway provides off road parking for multiple vehicles and leads to the attached garage. The rear garden has been thoughtfully landscaped and meticulously maintained, featuring a variety of seating and dining areas positioned to enjoy the sunshine throughout the day, making it an ideal setting for relaxing or entertaining.

Combining contemporary style, spacious accommodation and a highly desirable location, this outstanding family home is sure to attract strong interest. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

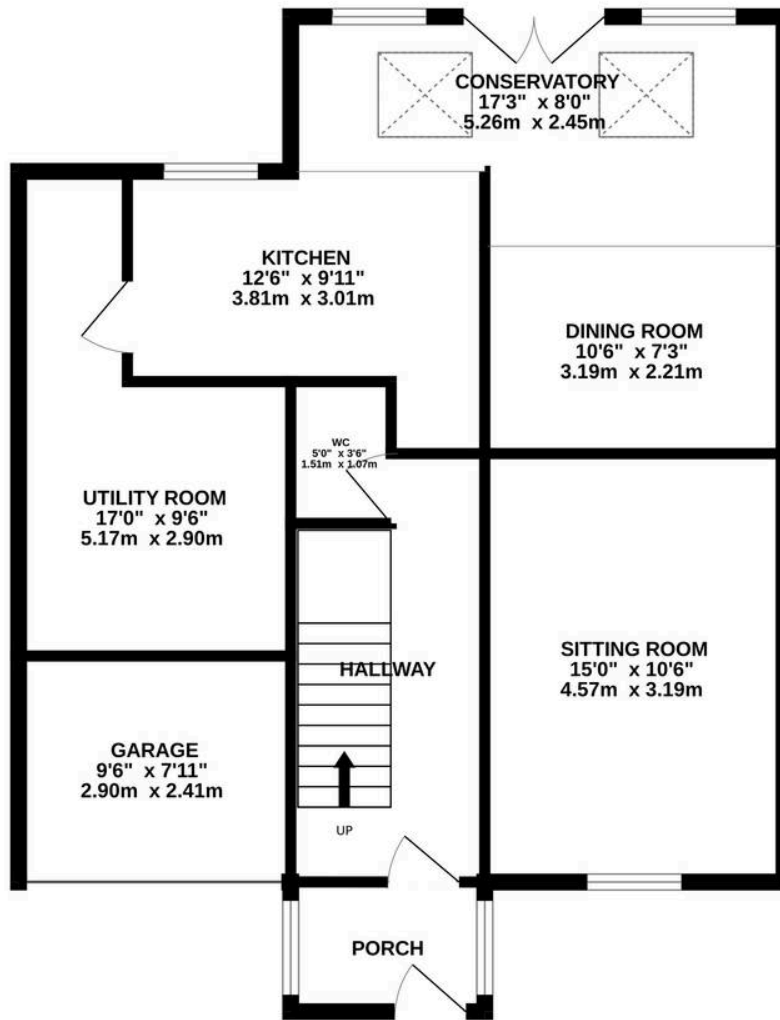




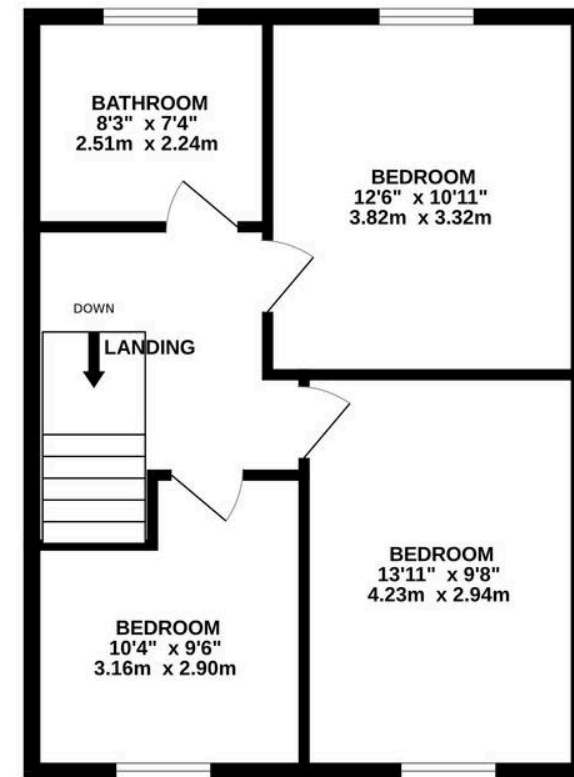




GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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