



7 Moss Fold, Astley

Offers in Region of £550,000

Miller Metcalfe
Every step of the way

7 Moss Fold

Astley, Manchester

Simply stunning from start to finish, this exceptional extended four/five bedroom detached family home must be viewed to fully appreciate the size, versatility and quality of accommodation on offer. Beautifully presented throughout and thoughtfully extended, Close to local schools and transport links, this is a home perfectly designed for modern family living.

The accommodation begins with a welcoming entrance hallway, complemented by a convenient downstairs WC. To the front of the property is a fantastic sitting room, creating a warm and inviting space with a feature log burner as its focal point. Double doors open through to the true heart of the home an impressive open plan kitchen, dining and family living space.

The contemporary fitted kitchen offers a comprehensive range of modern wall and base units with ample worktop space, flowing seamlessly into a generous dining area, ideal for both everyday family life and entertaining. The outstanding rear extension provides two additional family rooms, offering exceptional flexibility to suit a variety of lifestyles, whether as additional lounges, a playroom, home office or games room. Both rooms enjoy bi-folding doors opening onto the beautifully landscaped rear garden, allowing an abundance of natural light and creating an effortless indoor outdoor connection. A practical utility room is conveniently located just off the kitchen.

To the first floor are four well proportioned bedrooms, including a superb principal bedroom with its own en-suite shower room. Bedroom three benefits from a walk in wardrobe/dressing room, which could easily be utilised as a fifth bedroom, nursery or home office if required. The remaining bedrooms are served by a stylish family bathroom, with bedroom two having a vaulted ceiling.

Externally, this outstanding home continues to impress. A generous driveway provides off road parking for multiple vehicles and leads to an integral garage. To the rear is a private, professionally landscaped garden offering the perfect space for relaxing and entertaining. Completing this fantastic outdoor space is a superb garden room with full electrics, underfloor heating and is fully insulated with a log burner, making it ideal as a home office, gym, studio or entertaining space.

A truly exceptional family home in a sought after location, early viewing is highly recommended to appreciate everything this remarkable property has to offer.

Council Tax band: E

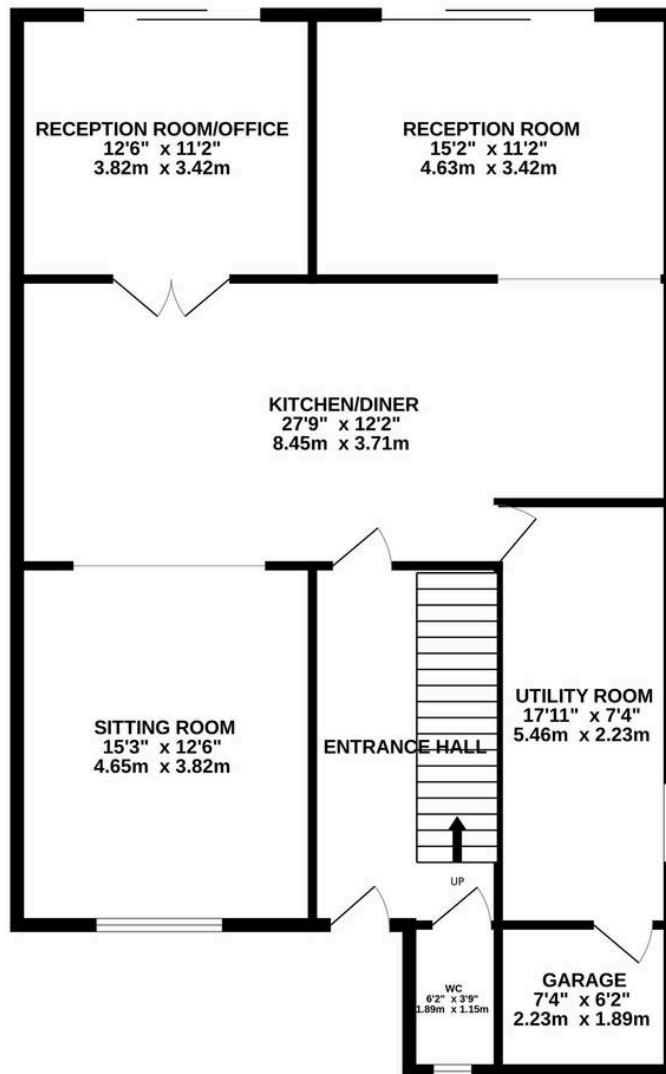




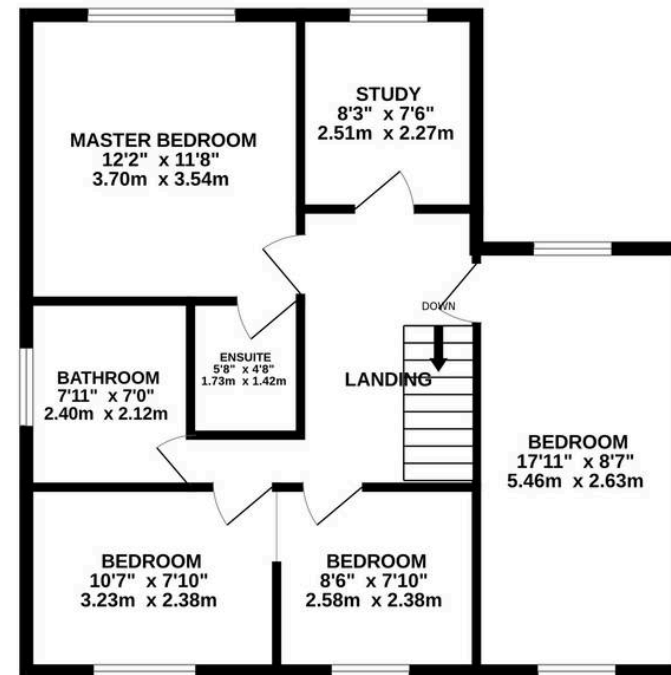




GROUND FLOOR
1139 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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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