



34 Brook Meadow Close, Astley

Guide Price £290,000

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34 Brook Meadow Close

Astley, Manchester

This beautifully presented three-bedroom semi detached home situated in the highly desirable Brook Meadow Close, Astley, offers stylish, well maintained accommodation throughout, making it an ideal purchase for first time buyers, young families, or those looking to upsize.

Upon entering the property, you are welcomed by a bright entrance hallway, which provides access to a convenient downstairs W/C. The modern fitted kitchen is positioned to the front of the property, offering an attractive and practical space for everyday living. To the rear, the home opens into a stunning sitting and dining room, creating a spacious and inviting area for relaxing and entertaining. Double doors flood the room with natural light and provide seamless access to the beautifully maintained private rear garden.

The first floor comprises three well proportioned bedrooms, all presented to an excellent standard, together with a contemporary family bathroom.

Externally, the property benefits from a driveway providing off road parking to the front. The private rear garden has been thoughtfully maintained and offers an excellent outdoor space to enjoy throughout the year. A particular feature is the brick-built summer house, which provides versatile additional accommodation and could be utilised as a home office, gym, hobby room or useful storage space.

Presented in fantastic condition throughout, this wonderful home is ready to move straight into. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

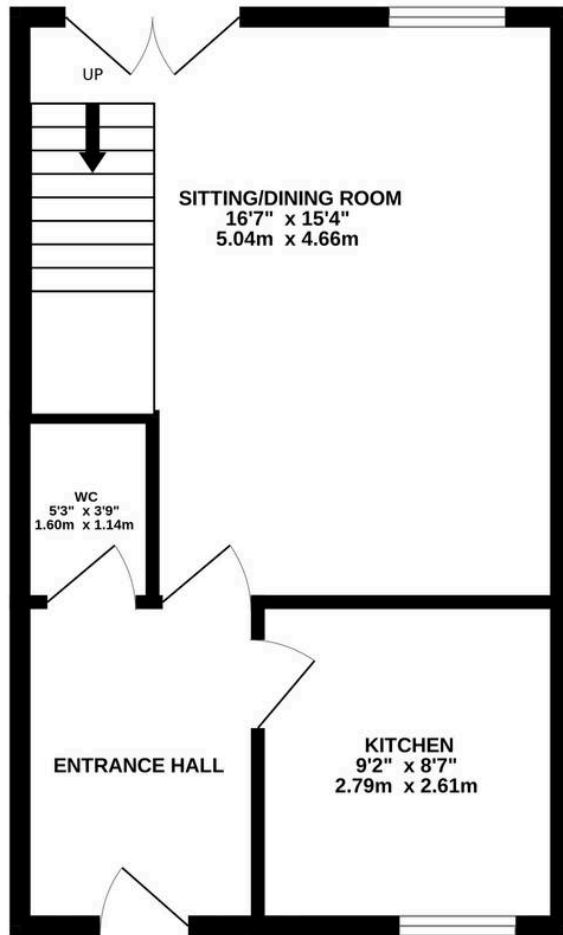




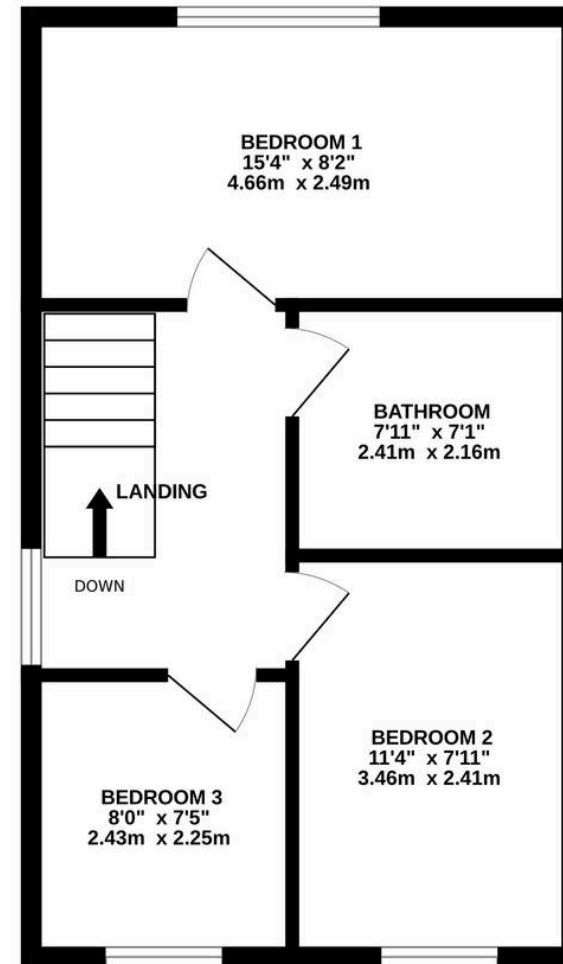




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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Miller Metcalfe - Culcheth

Miller Metcalfe, 441 Warrington Road - WA3 5SJ

01925 762083 • culcheth@millermetcalfe.co.uk • millermetcalfe.co.uk/

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