



104 Astley Street, Astley

Guide Price £280,000

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104 Astley Street

Astley, Manchester

This extended three bedroom semi detached property situated in a highly sought after location, offers versatile and spacious accommodation, making it an ideal purchase for families and first time buyers alike.

Upon entering, you are welcomed by an entrance hallway leading to a flexible front reception room, currently used as a bedroom but equally suitable as a sitting room, home office or playroom. A further reception room provides excellent additional living space and could also be utilised as a formal dining room. To the rear, the property benefits from an impressive extended modern kitchen, featuring double doors that open directly onto the rear garden, creating the perfect space for both everyday family living and entertaining. Completing the ground floor is a well appointed family bathroom.

To the first floor, there are three generously sized bedrooms together with a further family bathroom, providing ample accommodation for growing families.

Externally, the property enjoys a driveway to the front providing off road parking for two cars. The standout feature of this home is undoubtedly the fantastic rear garden. Backing onto a tree lined aspect and enjoying a high degree of privacy, the garden offers a wonderful outdoor space with areas for entertaining, relaxing and gardening. A summer house positioned at the rear of the garden further enhances its appeal and versatility.

Conveniently located close to the Guided Busway, within the catchment area for highly regarded local schools and within walking distance of Tyldesley town centre and its excellent range of amenities, this property combines space, flexibility and location in equal measure.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

Council Tax band: B

Tenure: Leasehold

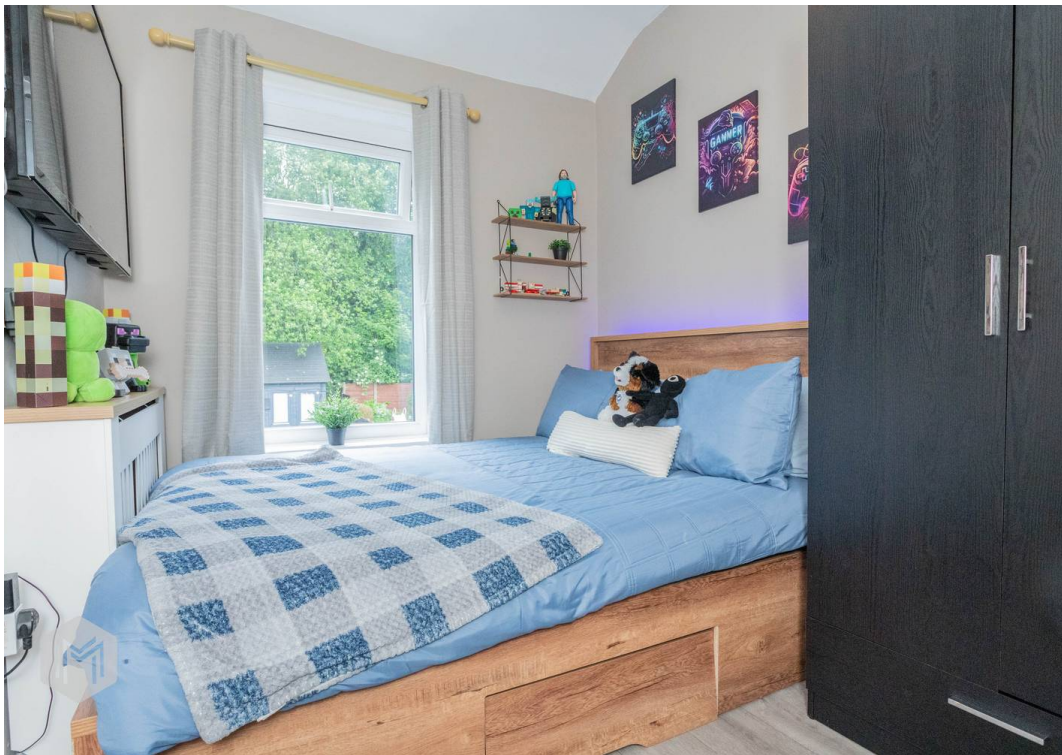
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

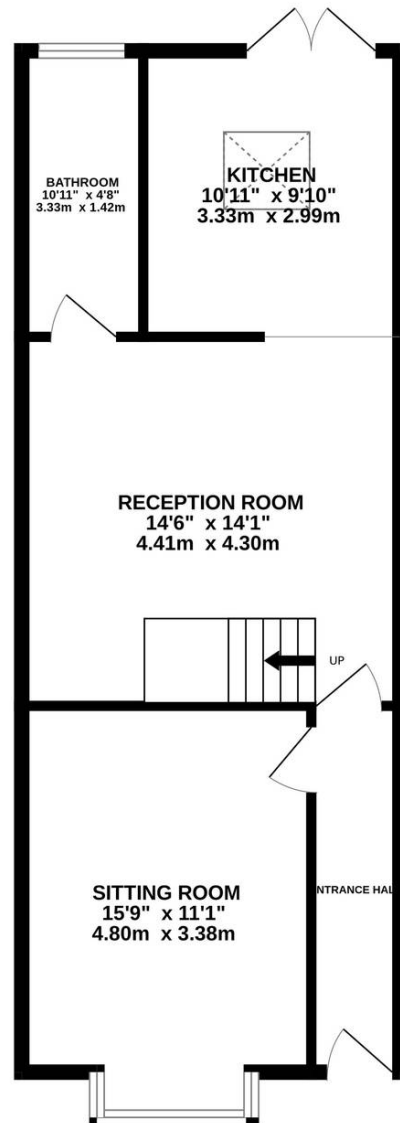




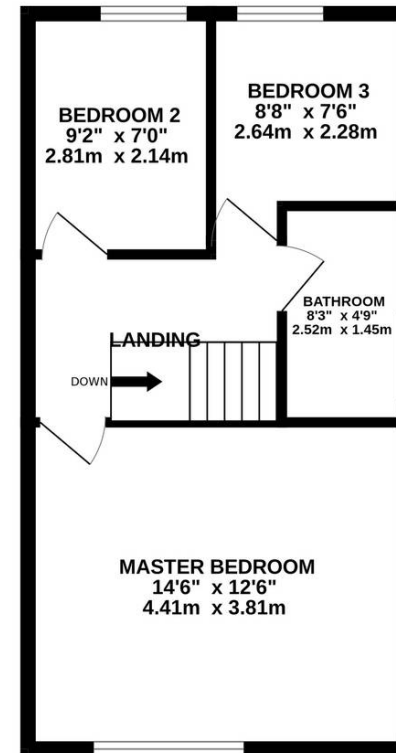




GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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