



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  2  2  D

# Garner Drive, Astley, Manchester, M29 7RT

## £415,000



**HUNTERS**<sup>®</sup>  
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Introducing a luxurious four-bedroom detached house nestled within the highly coveted area of Astley, this property epitomises modern comfort and convenience. With ample parking space for multiple cars and a double garage featuring an electric up-and-over door, convenience is seamlessly integrated into daily life.

A fenced side garden ensures privacy and security, while the private rear garden, complete with a patio and lush lawn, offers an inviting outdoor space for relaxation and entertainment.

Step inside to discover a thoughtfully laid out interior, featuring a spacious lounge, perfect for gatherings or quiet evenings in. Adjacent is the dining room, ideal for formal dinners or casual meals with loved ones.

The well-equipped kitchen provides a functional workspace for culinary endeavours, while a convenient guest WC adds practicality to everyday living. A bright and airy conservatory beckons with its charm, offering a tranquil spot to unwind and enjoy views of the surrounding greenery.

Ascending the stairs, you'll find four generously sized bedrooms, each offering a serene retreat from the hustle and bustle of everyday life. The master bedroom boasts an en-suite bathroom, complete with underfloor heating for added comfort and luxury.

Completing the accommodation is a stylish family bathroom, ensuring convenience for all occupants.

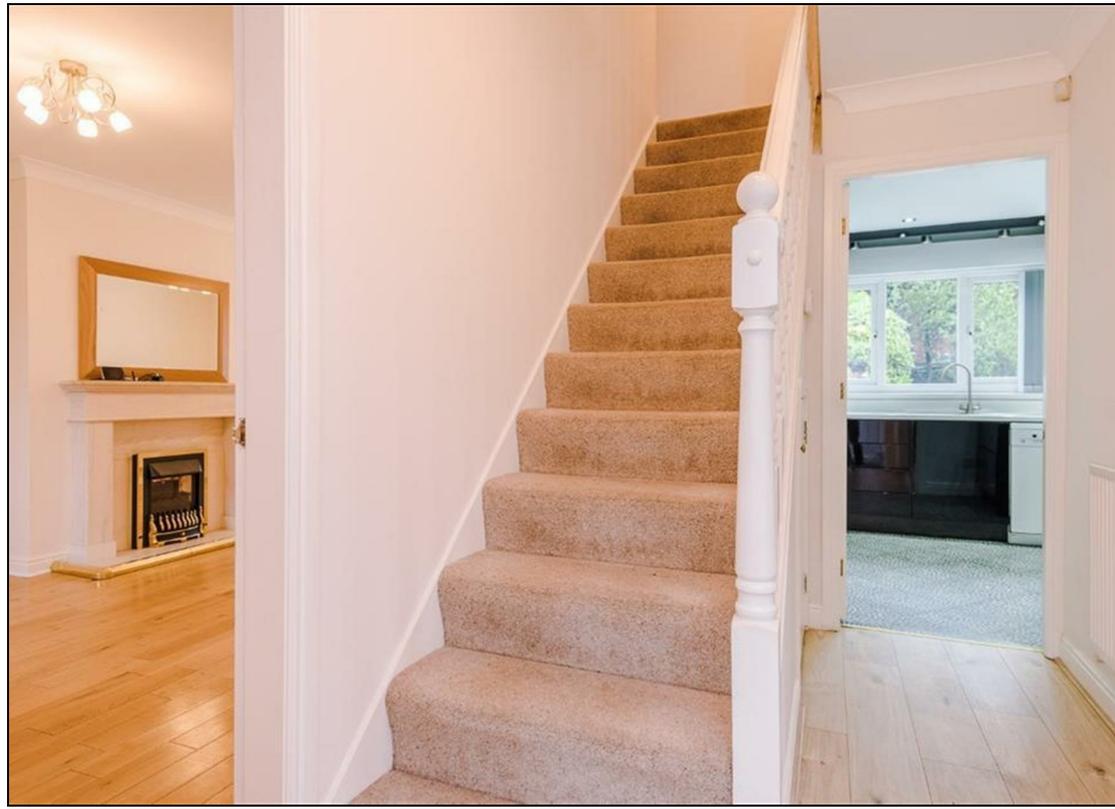
Situated within easy reach of local amenities, this property offers the perfect blend of suburban tranquillity and urban accessibility. With excellent transport links to Manchester City Centre, Salford Quays, and major motorway networks including the A580, M60, M61, and M6, commuting becomes effortless, making this residence an ideal choice for modern living.



## KEY FEATURES

- 4 BED DETACHED
- MASTER BEDROOM WITH ENSUITE
- CONSERVATORY
- LARGE PLOT
- CUL DE SAC POSITION
- EPC RATING D
- OFF ROAD PARKING
- GARDENS TO FRONT, REAR AND SIDE
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION



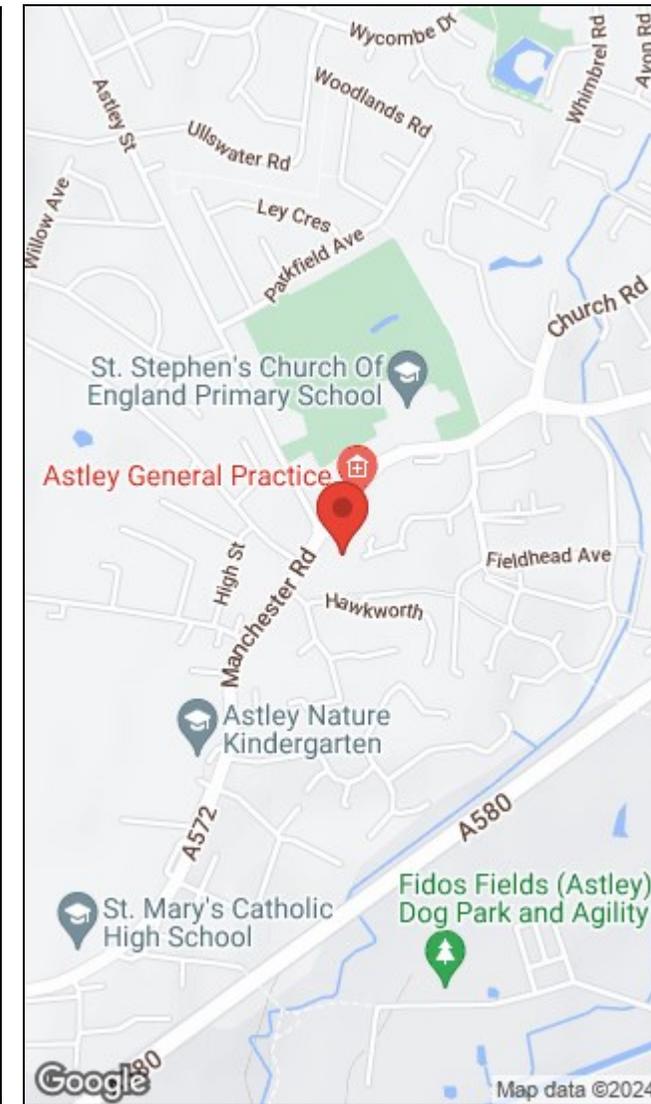
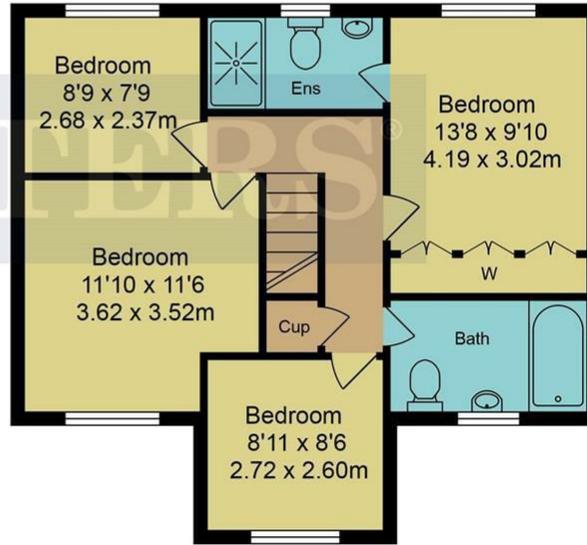
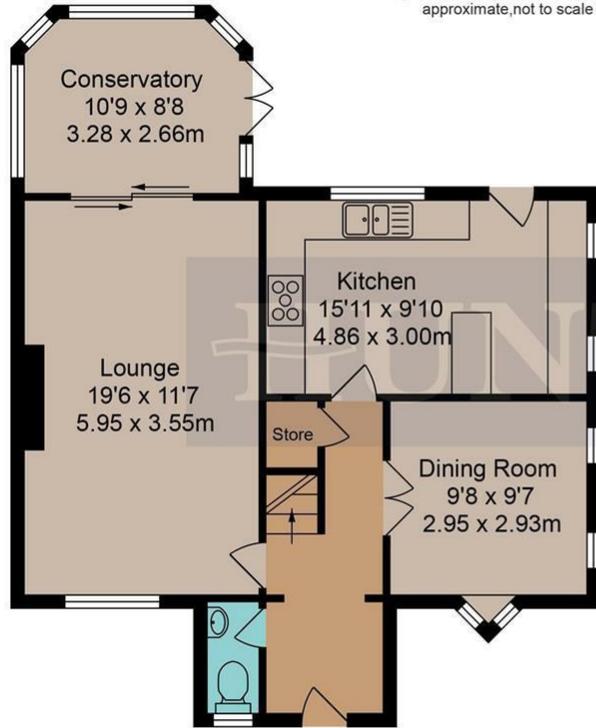




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Total Approx. Floor Area 1323 Sq.ft. (123.0 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	65	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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