



*Doefield Avenue*  
Worsley

**Miller Metcalfe**  
*Every step of the way*

# Doefield Avenue

Worsley

Semi Detached



EPC Rating - To be confirmed

\*\*\* Stunning Modern Semi-Detached Home, Well Presented Throughout with Private Landscaped Gardens, Ample Driveway Parking and Situated within a Much Sought After Cul-de-Sac Location \*\*\*

Situated within a popular and highly convenient setting within the much sought after area of Worsley, this fabulous semi-detached home offers well-proportioned living space that must be seen in person to be fully appreciated.

The accommodation comprises an entrance hall, cloakroom/wc, superb lounge and a splendid open plan fitted dining kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway offering ample off-road parking. The rear gardens are private, being not directly overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities including the Trafford Centre which is only a short drive away and is well placed for highly renowned schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

- **TENURE**  
Leasehold - 999 Year Lease - 970 Years Remaining  
Start Date - 01/07/1994 - End Date - 01/07/2993

- **GROUND RENT/SERVICE CHARGE**  
To Be Confirmed

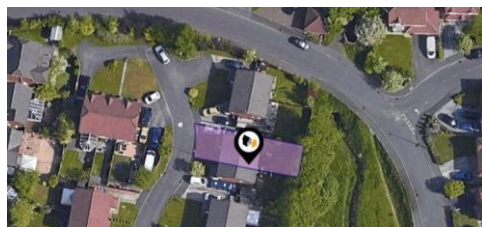
- **LOCAL AUTHORITY**  
Salford

- **COUNCIL TAX**  
Band C - £1,871 Per Year

- **FLOOD RISK**  
Very Low

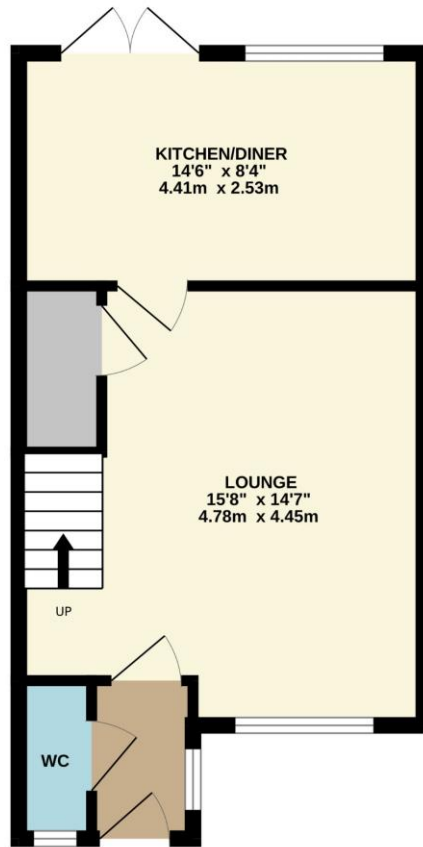
- **BROADBAND**  
Basic - 7 Mbps  
Superfast - 49 Mbps  
Ultrafast - 1,000 Mbps

- **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - Yes

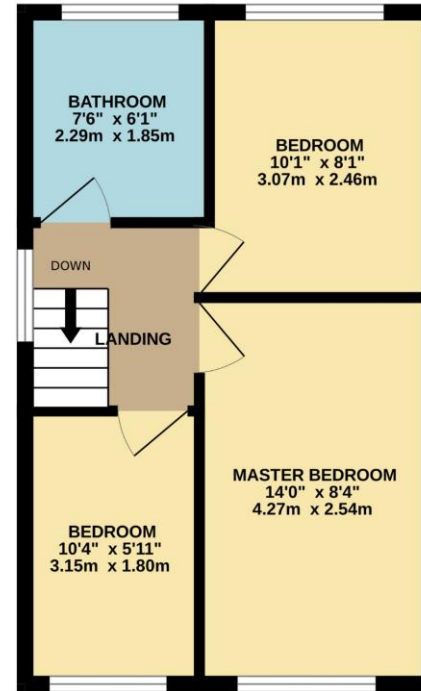




GROUND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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