



*Broadway*

Worsley

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

# Broadway

Worsley

Semi Detached



4



2

EPC Rating - D

sought-after area. The large plot features beautiful wraparound gardens and retains many original features.

Inside, the welcoming entrance hall showcases an original stained-glass doorway. The spacious lounge with an original fireplace adds to the home's character. A second reception room offers versatility, and the fitted kitchen comes with a dual-fuel range cooker. Convenient features include a utility room and guest W.C.

Upstairs, find three double bedrooms, one with an en-suite shower room. The modern family bathroom features a walk-in shower. Outside, enjoy the large front and side gardens, a rear patio area, and a detached double garage with an electric door. The property benefits from double glazing, gas central heating, and ample driveway parking.

This historic family home is a true gem – arrange your viewing today!

## ACCOMODATION

Porch - 0.58mx2.03m (1'11x6'8) -

Entrance Hallway - 3.96mx1.98m (13'x6'6) -

Lounge - 3.71mx3.81m (12'2x12'6) -

Second Reception Room - 3.89mx3.81m (12'9x12'6) -

Kitchen - 2.90mx3.99m (9'6x13'1) -

Guest W.C. - 2.31mx0.81m (7'7x2'8) -

Utility Room - 3.51mx2.31m (11'6x7'7) -

First Floor Landing - 5.21mx0.89m (17'1x2'11) -

Bedroom One - 3.86mx3.81m (12'8x12'6) -

Bedroom Two - 3.68mx3.81m (12'1x12'6) -

Bedroom Three - 3.66mx3.20m (12x10'6) -

En-Suite - 1.09mx2.03m (3'7x6'8) -

Bedroom Four - 2.59mx2.16m (8'6x7'1) -

Family Bathroom - 2.18mx1.98m (7'2x6'6) -

## COUNCIL TAX

Local Authority - Salford City Council

Band - E

£2,573 per year

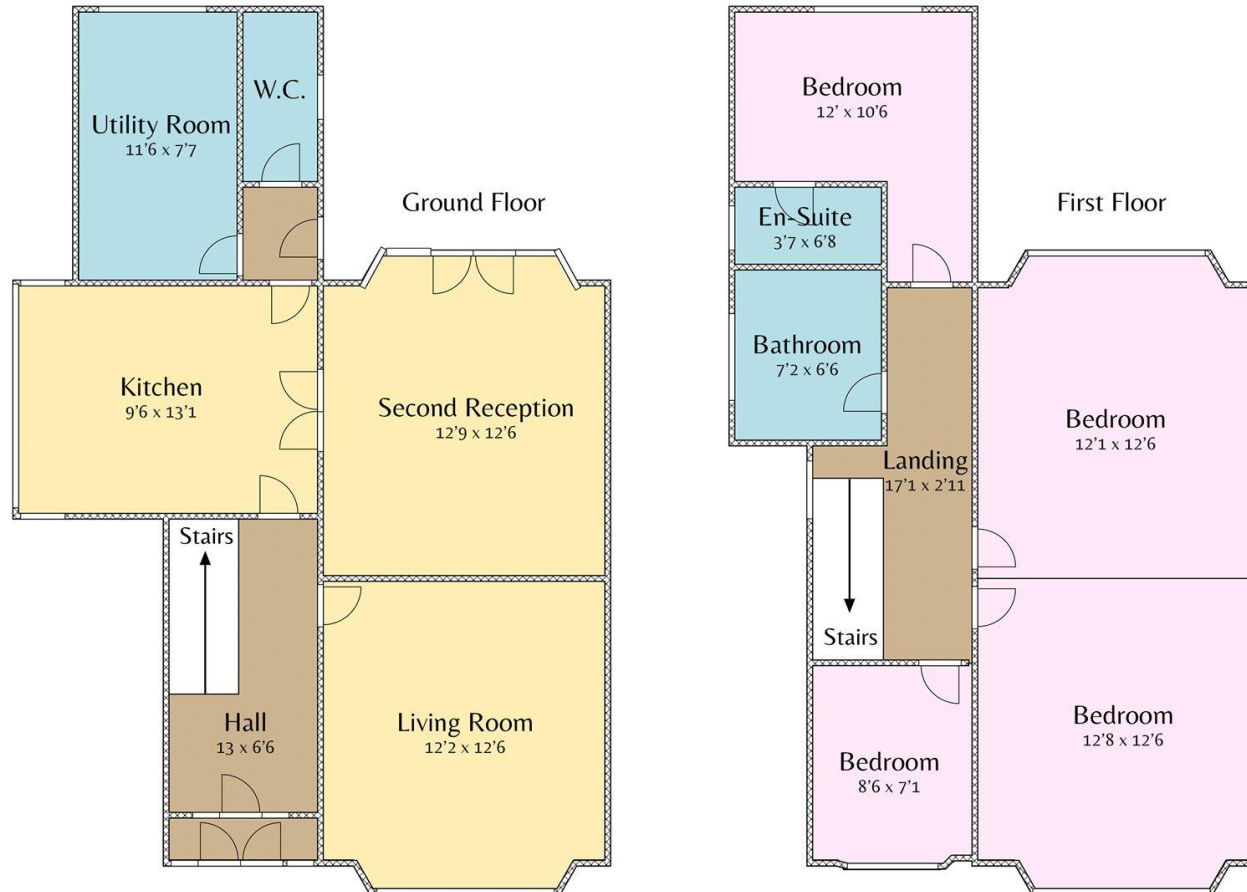
## Leasehold

907 years remaining

£5.25 per year







Total Approx Floor Area

— 1400 sq. ft.

All measurements approximate. Floorplan is intended for illustrative purposes only.

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.