



Newearth Road

Worsley

Miller Metcalfe
Every step of the way

Newearth Road

Worsley

Semi Detached



3



1

EPC Rating - D

Chain-Free Three-Bedroom Semi-Detached Family Home in Ellenbrook!

This delightful property boasts a substantial plot in a sought-after Ellenbrook location. Enjoy the open plan lounge/dining room and a fitted kitchen with integrated appliances. Upstairs, two double bedrooms offer comfort, accompanied by a contemporary three-piece family bathroom. Step outside to the large rear garden with artificial turf and a decked area, perfect for low-maintenance outdoor enjoyment.

The expansive driveway parking accommodates multiple vehicles. Conveniently located for local schools and commuting into Manchester and Liverpool via A580 and M60, this home must be seen to appreciate all it has to offer.

ACCOMODATION

Hall - 3.05mx1.75m (10'x5'9) -

Lounge - 3.45mx3.81m (11'4x12'6) -

Dining Room - 3.40mx3.43m (11'2x11'3) -

Kitchen - 5.66mx2.13m (18'7x7) -

First Floor Landing - 1.65mx1.09m (5'5x3'7) -

Bedroom One - 3.45mx3.81m (11'4x12'6) -

Bedroom Two - 3.15mx3.23m (10'4x10'7) -

Bedroom Three - 2.36mx2.01m (7'9x6'7) -

Family Bathroom - 2.24mx2.31m (7'4x7'7) -

TENURE

Leasehold

812 years remaining

£3.40 per year

COUNCIL TAX

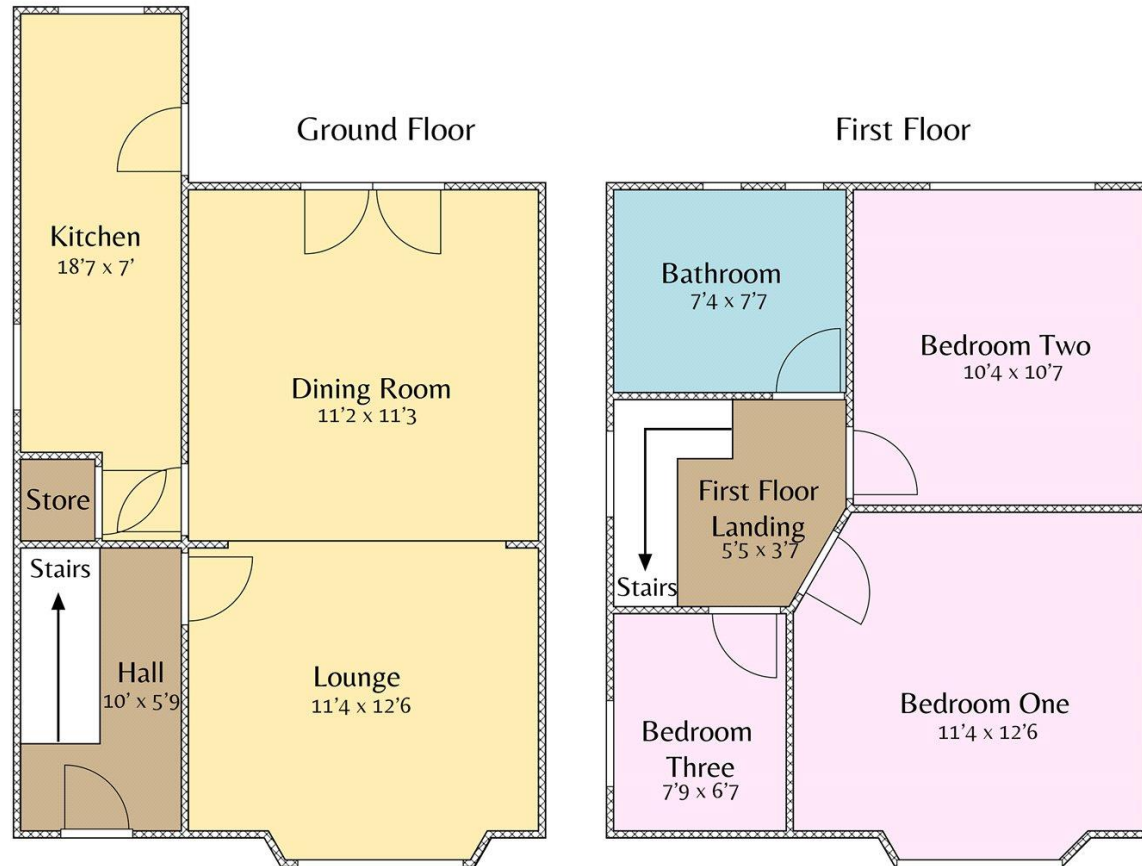
Local Authority - Salford City Council

Band - C

£1,871 per year







Total Approx Floor Area:
900 sq. ft.

All measurements are 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.