



Old Hall Lane
Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Miller Metcalfe Prestige are delighted to bring to market this fabulous extended 2/3 bedroom period property occupying a striking presence on Worsley's desirable, opulent and exclusive Old Hall Lane.

With a plot size totalling approximately 0.15 acres, the buyer of this substantial detached Victorian bungalow will certainly not lack space to live and relax with manicured gardens elegantly enveloping the property.



Upon entry, a beautiful hallway provides a welcome befitting of the unique charm and calibre of the property, linking the vast living areas and bedrooms. The spacious lounge, benefits from a fabulous amount of natural light, grand fireplace and bi-fold doors giving access to the garden. The lounge area leads onto a second reception area which can flexibly be used as an additional bedroom, or study depending on the buyer's personal taste. The beautiful extended kitchen and dining room offers fitted appliances and access to the driveway and courtyard area upon which the fabulous double garage is situated. The remaining accommodations comprise of a family bathroom, 2 well-proportioned bedrooms including a spacious master with a stunning ensuite bathroom featuring a walk-in shower.

Externally, the property has huge appeal. The substantial driveway, adjacent to a manicured lawn, leads to the double garage. Security is provided by electric gates to the front and CCTV on each side of the property.







The location in the heart of Worsley is desirable and exclusive, providing excellent and varied major transport links across the North West, with a wealth of amenities including well regarded primary and secondary schools, RHS Bridgewater, several renowned restaurants and the Marriott Worsley Park Golf and Country Club.

Rarely do homes of this unique location, character and calibre come to the market. As such, we anticipate significant interest and scheduling an early internal viewing is advised to avoid disappointment.

Tenure

Freehold

Local Authority / Council Tax

Salford City Council - Band E - £2573 per annum

Flood Risk

Very Low

Mobile Coverage

EE - High

Vodafone - High

Three - Medium

O2 - High

Broadband

Basic - 12 Mbps

Superfast - 52 Mbps

Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability

BT - Yes

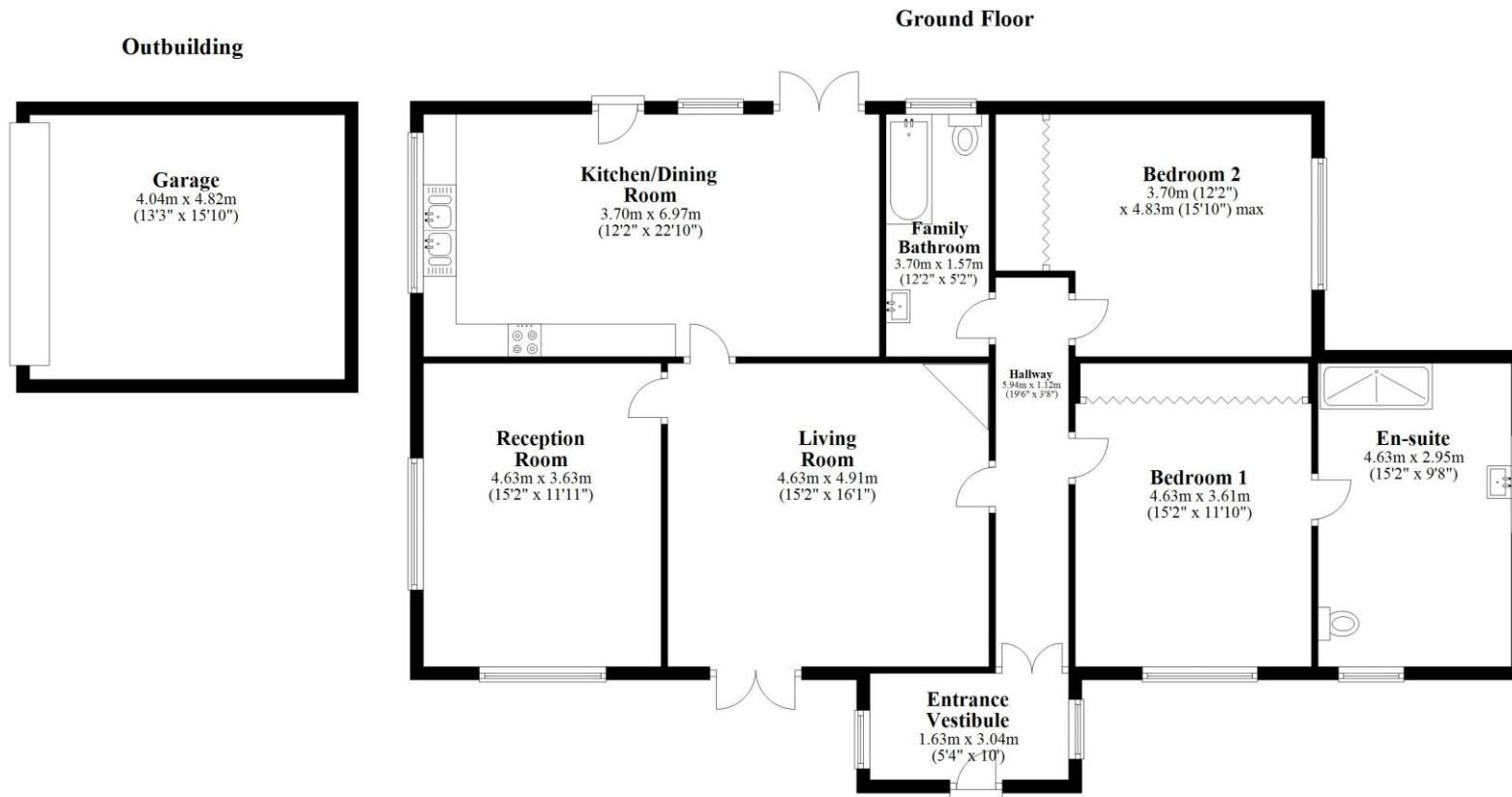
Sky - Yes

Virgin - No

EPC Rating

To Be Confirmed





Total area: approx. 153.2 sq. metres (1649.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.