



Brookside, Crossfield Drive

Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated upon a generous, mature and private plot on the ever-popular Crossfield Drive in Worsley, this spectacular period detached home of the highest calibre simply must be viewed internally to be fully appreciated. Having been significantly extended and upgraded over time, this is an ideal property for a growing family looking for something a little bit special.

The fabulous, exceptionally well proportioned and highly versatile living space is ideally complimented by stunning well-tended landscaped gardens with breath-taking views over open countryside, a garage and ample off-road parking.

The location is highly sought after, providing excellent and varied access via major transport links into Manchester City Centre, Salford Quays, Media City and across the Northwest, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

Rarely do homes of this size and calibre come to the market and tend not to be available for long. As such an early internal inspection is strongly advised to avoid disappointment.



Accommodation

The spectacular accommodation comprises an entrance porch, a spacious yet inviting reception hall, fabulous bay fronted lounge, separate superb living room which is open plan to a stunning light and spacious family/dining room, modern fitted kitchen with a host of integrated appliances, a utility room, separate laundry room and a cloakroom/wc to the ground floor. On the first floor a landing, four bedrooms (master with its own dressing room and en-suite facilities) plus a luxury four piece principle bathroom can be found which completes the internal living space. Externally there are mature landscaped gardens surrounding the property which are a joy to behold alongside a generous driveway and garage and further ample secure off road parking. Beyond the rear garden awe inspiring panoramic views can be appreciated over open countryside.

Reception Rooms

The property is accessed by a beautifully presented reception hall with a staircase providing access to the first floor landing. The exceptionally well proportioned lounge oozes character with a feature front facing walk in curved bay window and additional window to the side providing a wealth of natural light. Adjacent to here a further separate living room offers an alternative area for relaxing, featuring an inglenook fireplace that houses a log burning stove. This is open plan to a further dining/family room which is in turn open to the kitchen making it ideally suited to modern living. From here splendid views over the gardens and countryside beyond can be appreciated.

Kitchen, Utility Room And Laundry

The spectacular kitchen is a breath-taking contemporary style area which is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by high specification integrated appliances including an instant boiling water tap. The kitchen is open plan to the dining/family room and has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye, being ideally suited to modern living. Adjacent to here, a laundry room provides useful space that is ideal for white goods whilst a further utility room doubles as a second kitchen, offering yet more storage.







Master Suite

The splendid Master Suite comprises a large master bedroom with dual aspect windows, a walk in dressing area with extensive storage and a superb three piece shower room.

Bedrooms

There are three further good-sized bedrooms, each having its own style and character. Two of these bedrooms are large, being double in size whilst the fourth bedroom is utilised by the current owners as a home office.

Cloakroom/WC And Family Bathroom

Located off the rear hall, a cloakroom/wc ideally services the ground floor accommodation. On the first floor a fantastic principal bathroom has four pieces including a double sized walk-in shower enclosure/steam cabinet, panelled bath, wash basin and wc, complemented by tiled elevations.

Parking And Gardens

There are well maintained landscaped gardens to three sides which are a joy to behold, being private and not overlooked, featuring mature woodland, areas laid to lawn with mature shrub and floral borders and mature trees. The gardens are ideal for children's play, relaxing and al-fresco entertaining. Beyond the rear gardens open aspects can be appreciated over spectacular open countryside. A driveway to the front alongside a garage provides ample off-road parking. This provides ample space for secure parking.

- *Tenure*

Freehold

- *Local Authority And Council Tax*

Salford - Band F - £3,041 Per Year

- *Flood Risk*

Very Low

- *Broadband*

Basic - 14 Mbps

Superfast - 80 Mbps

Ultrafast - 1,000 Mbps

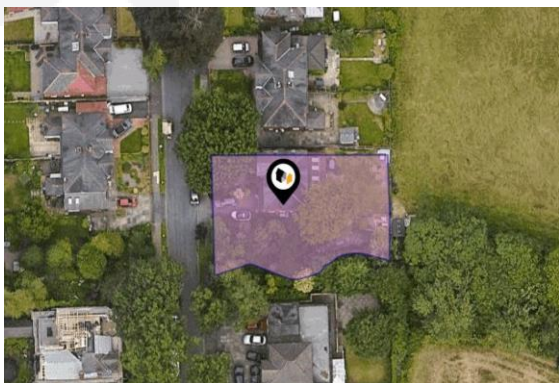
- *Satellite/Fibre TV Availability*

BT - Yes

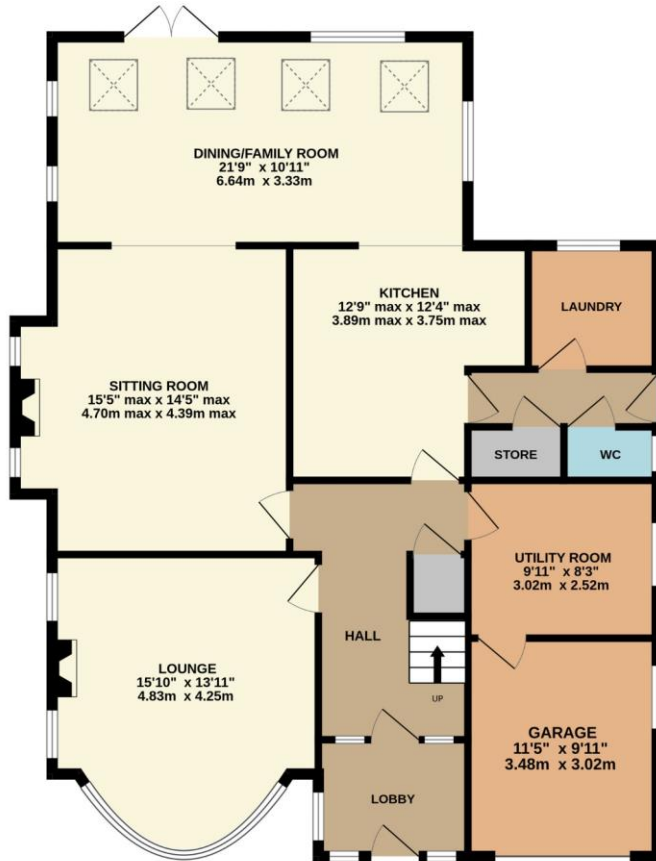
Sky - Yes

Virgin - No

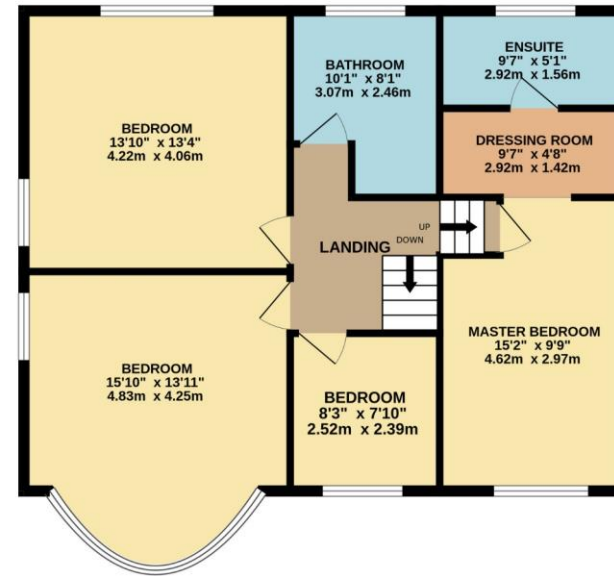
EPC Rating - E



GROUND FLOOR
1235 sq.ft. (114.8 sq.m.) approx.



1ST FLOOR
828 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.7 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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