



Old Clough Lane

Worsley

Miller Metcalfe
Every step of the way

Old Clough Lane

Worsley

Semi Detached



3



1

EPC Rating - D

*** Simply Must Be Viewed - Superb Bay Fronted Period Semi- Detached Home With a Fabulous Private Rear Garden, Driveway and Garage, 3 Good Sized Bedrooms, 2 Large Reception Rooms, Extended Fitted Dining Kitchen and Situated Within A Much Sought After Residential Setting with Easy Access into Manchester ***

This superb character home offers exceptionally well proportioned and highly versatile accommodation, alongside generous private gardens, driveway and garage providing off road parking. This splendid home offers excellent potential for further extension/development (subject to relevant planning/building consent) and simply must be viewed in person to be fully appreciated.

The generous accommodation comprises an inviting reception hall, spacious bay fronted dining room, a further equally spacious lounge, and a generous fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a three-piece bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a driveway and garage providing ample off-road parking. The large rear garden is private, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is highly sought after, providing excellent and varied access via major transport links into to 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.

Only by internal inspection with buyers fully appreciate the size, quality and potential of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.

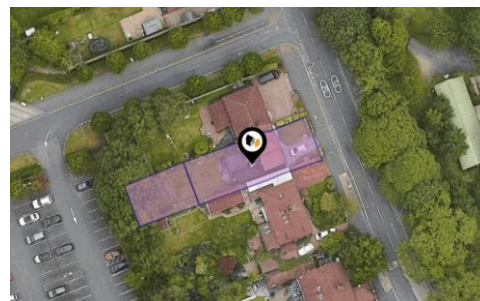
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,105 Per Year

• FLOOD RISK
Very Low

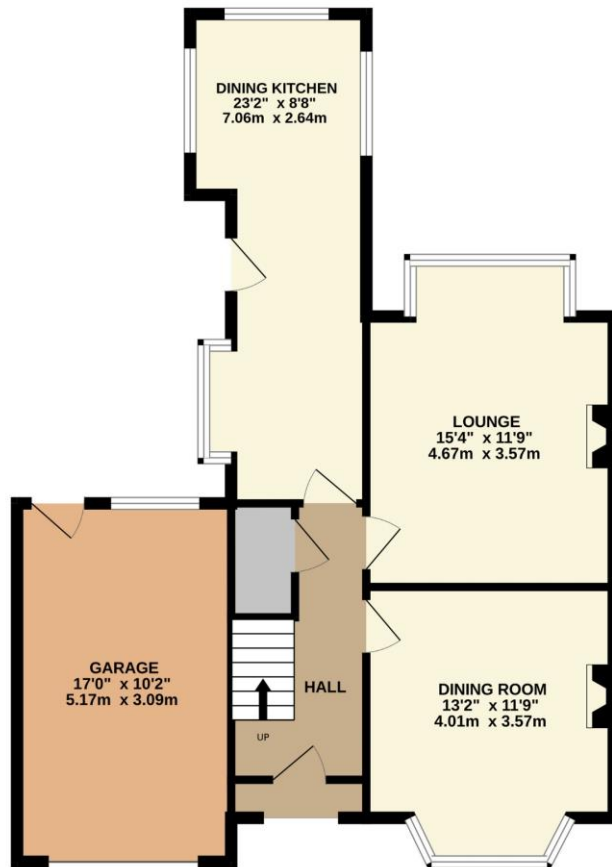
• BROADBAND
Basic - 16 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

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

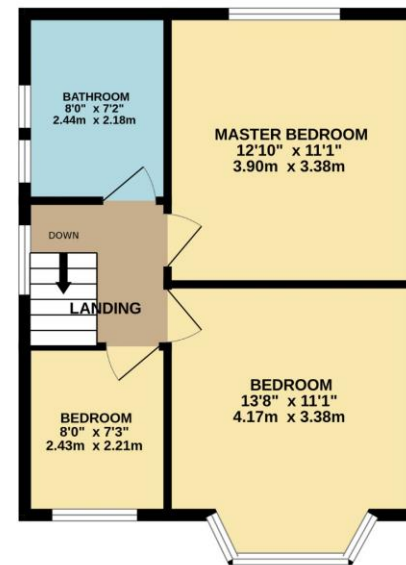




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.2 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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