



*Nuthatch Avenue*

Worsley

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



# Nuthatch Avenue

Worsley

Semi Detached



3



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EPC Rating - C

\*\*\* Internal Viewing A Must - Beautifully Presented Modern Extended Semi-Detached Home with Private Landscaped Gardens, Ample Driveway Parking and Situated within a Much Sought After Cul-de-Sac Location \*\*\*

Situated within a popular and highly convenient setting within the much sought after area of Worsley, this fabulous semi-detached home offers well-proportioned living space that must be seen in person to be fully appreciated.

Having been significantly extended to the ground floor, the accommodation comprises an entrance hall, cloakroom/wc, superb lounge plus a spectacular open plan fitted living kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway offering ample off-road parking. The rear gardens have been tastefully landscaped with ow maintenance in mind, being private, not directly overlooked and offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities including the Trafford Centre which is only a short drive away and is well placed for highly renowned schooling. It is also ideal for access to major transport links including the V1 guided bus route which is only a short walk away, making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

#### • TENURE

Leasehold - 999 Year Lease - 970 Remaining  
Start Date - 26/02/1998 - End Date 01/07/2993

#### • GROUND RENT/SERVICE CHARGE

Ground Rent - £60.00 Per Year

#### • LOCAL AUTHORITY AND COUNCIL TAX

Salford - Band C - £1,871.00 Per Year

#### • FLOOD RISK

Very Low

#### • BROADBAND

Basic - 8 Mbps  
Superfast - 51 Mbps  
Ultrafast - 1,000 Mbps

#### • SATELLITE/FIBRE TV AVAILABILITY

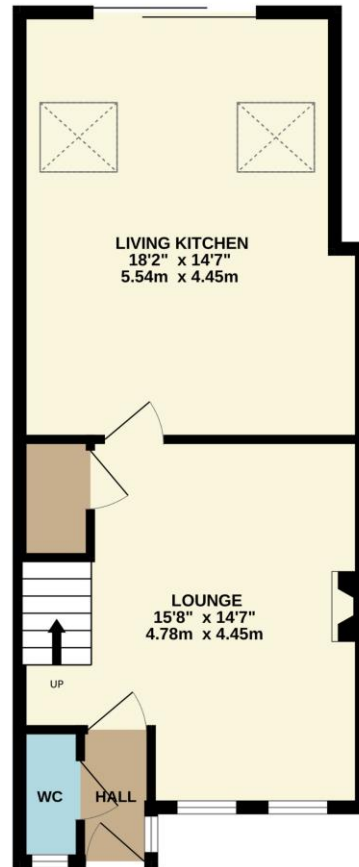
BT - Yes  
Sky - Yes  
Virgin - Yes



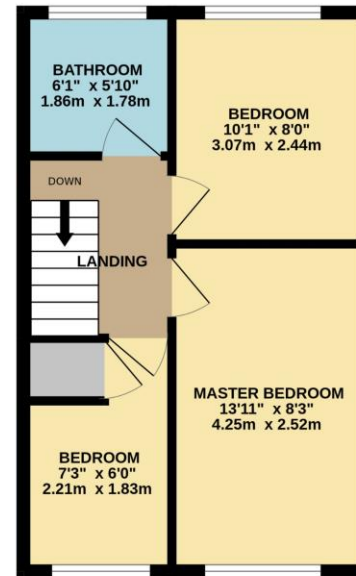




GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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