



*East Lancashire Road*

Worsley

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

# East Lancashire Road

Worsley

Semi Detached



3



1

EPC Rating - D

\*\*\* No Chain Involved - Simply Must be Viewed Internally - Superb, Deceptively Spacious Period Semi- Detached Home, 3 Good Sized Bedrooms, 2 Large Reception Rooms, Modern Fitted Kitchen and Four Piece Bathroom, Large Attic and Extensive Basement, Situated Within A Highly Favoured Residential Setting with Easy Access into Manchester \*\*\*

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

The generous accommodation comprises an entrance lobby, inviting reception hall, spacious bay lounge, a further equally spacious sitting/dining room and a modern fitted kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a four piece bathroom/wc can be found which completes the internal living space. A large attic room and extensive basement level offer excellent storage and potential for further development.

Outside the property is garden fronted with a driveway and garage providing ample off road parking. The splendid low maintenance rear garden is private, offering excellent space for relaxing 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 North West, 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. With the added benefit of No Chain involved, an early viewing is strongly advised to avoid disappointment.

• TENURE  
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band C - £1,871 Per Year

• FLOOD RISK  
Very Low

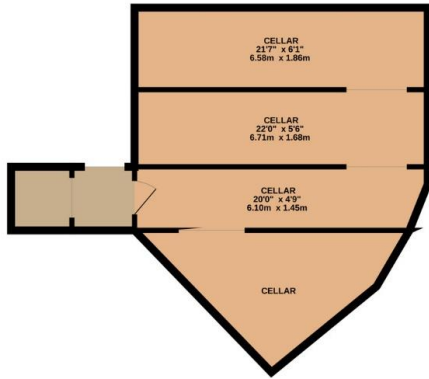
• BROADBAND  
Basic - 12 Mbps  
Superfast - 35 Mbps  
Ultrafast - 1,000 Mbp

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

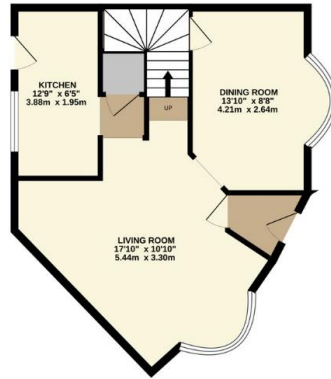




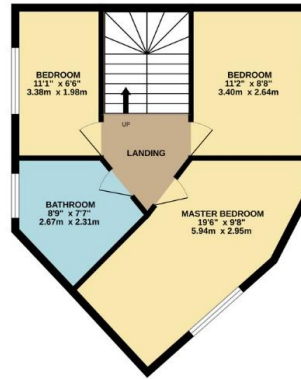
BASEMENT  
521 sq.ft. (48.1 sq.m.) approx.



GROUND FLOOR  
495 sq.ft. (45.7 sq.m.) approx.



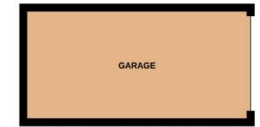
1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR  
126 sq.ft. (11.6 sq.m.) approx.



3RD FLOOR  
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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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