



Norton Road
Worsley

Miller Metcalfe
Every step of the way

Norton Road

Worsley

Semi Detached



3



1

EPC Rating - B

*** Internal Viewing A Must - Superb Modern Semi-Detached House with Well Proportioned Open Plan Living Space, Exceptionally Well Presented Throughout, Corner Plot With Generous Enclosed Gardens, Ample Driveway Parking And Situated Within a Select Private Cul-de-Sac Setting in a Much Sought After and Highly Convenient Residential Location ***

Situated upon a superb modern development of similar homes and within the popular and highly convenient area of Worsley, this wonderful home offers well-proportioned open plan living space that is ideally suited to modern lifestyles that must be seen in person to be fully appreciated.

The splendid accommodation comprises an inviting entrance hallway, cloakroom/wc, a generous stunning living/dining room with French doors offering access to the landscaped gardens and which is open plan to a stunning fitted 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 can be found and completes the internal living space. Outside the property is garden fronted with a double driveway offering ample parking. The rear garden is tastefully landscaped, being enclosed and offering excellent space for children's play, relaxing and al-fresco entertaining. Sat on an over average sized plot there is further land to the side that provides excellent potential for further extension/development if required (subject to relevant planning consent).

The location is within easy access to the many shops and amenities Worsley, Tyldesley and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links including the V1 guided bus route and easy access to the Worsley loop line, making it ideal for those looking to commute into Manchester 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.

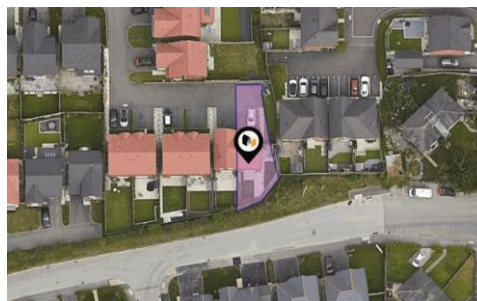
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Wigan - Band C - £1,500 Per Year

• FLOOD RISK
Very Low

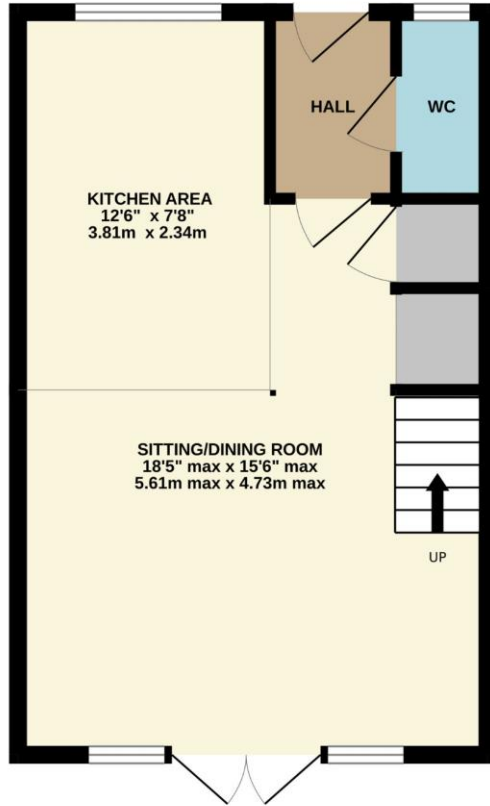
• BROADBAND
Basic - 5 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

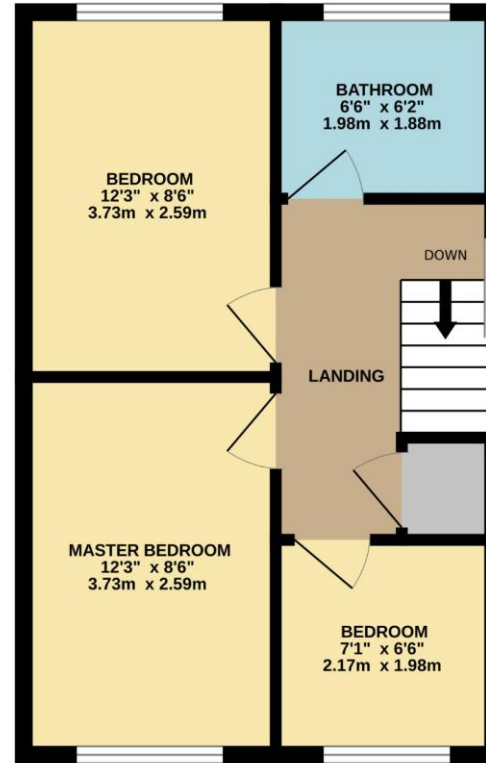




GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 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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