



*Dellcot Lane*

Worsley

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



# Dellcot Lane

Worsley

Detached



4



2

EPC Rating - C

\*\*\* Simply Must Be Viewed Internally - Stunning Extended Detached Home With Superb Versatile Living Space, Over Average Sized Private Landscaped Gardens, Ample Parking, All Finished to the Highest of Specifications Throughout And Situated within a Much Sought After Residential Location \*\*\*

Situated within a popular and highly convenient setting within the idyllic village of Worsley, this truly stunning detached home offers exceptionally well-proportioned and highly versatile living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated.

Having been recently extended and renovated throughout by the current owners, the accommodation comprises an inviting reception hall, superb bay fronted lounge, a breath-taking 34' open plan living kitchen which is fitted with a host of high specification integrated appliances and offering more than enough room for cooking, dining and relaxing alike, a useful utility room and a cloakroom/wc, to the ground floor. On the first floor a landing, four good sized bedrooms (Master having its own walk in dressing room and splendid three piece en-suite shower room) plus a luxury four piece principle bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway offering ample parking. The rear and side landscaped gardens are a joy to behold, being over average in size, private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley 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 making it ideal for those looking to commute into Manchester and across the North West.

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





- **TENURE**  
Leasehold - 999 Year Lease - 931 Years Remaining

- **GROUND RENT/SERVICE CHARGE**  
£7.50 Per Year

- **LOCAL AUTHORITY**  
Salford

- **COUNCIL TAX**  
Band D - £2,105 Per Year

- **FLOOD RISK**  
Very Low

- **BROADBAND**  
Basic - 3 Mbps  
Superfast - 79 Mbps  
Ultrafast - 1,000 Mbps

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

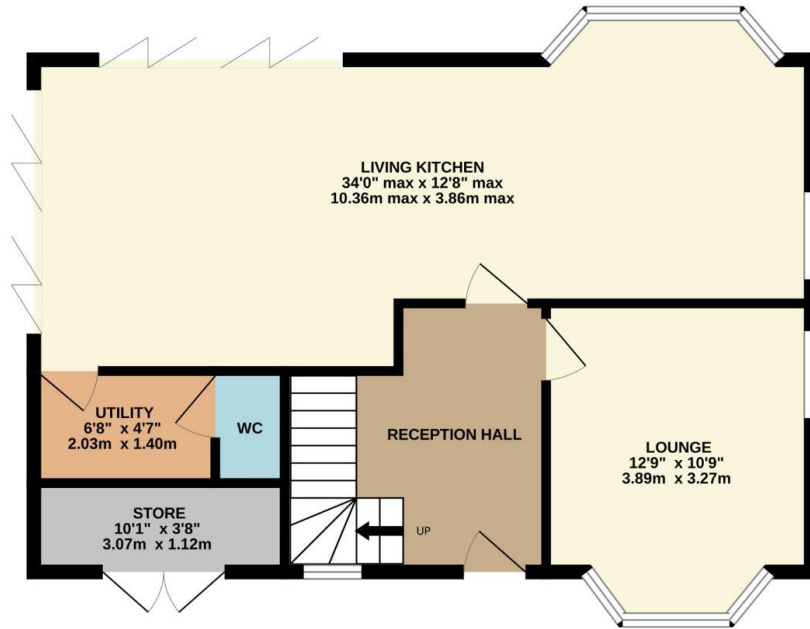


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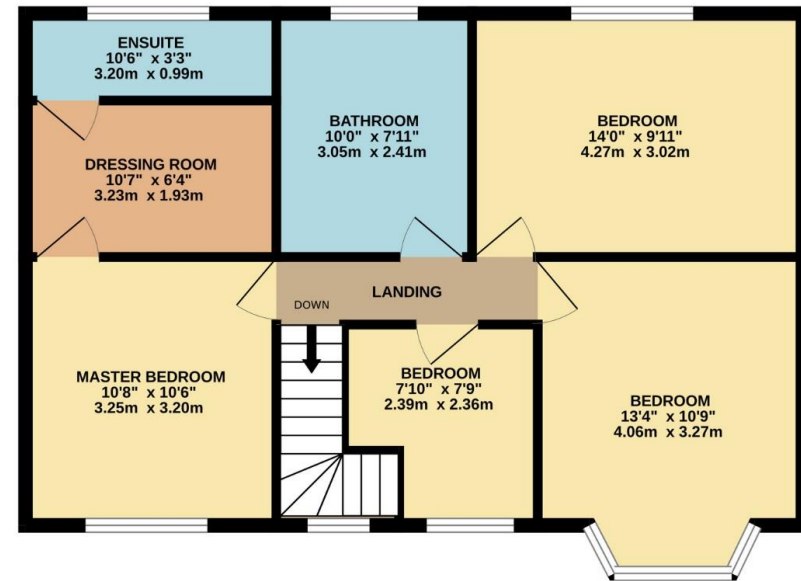




GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 1338 sq.ft. (124.3 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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