



Miller Metcalfe  
Every step of the way  
For Sale



Calder Drive

Worsley

Miller Metcalfe  
Every step of the way

# Calder Drive

Worsley

Semi Detached



EPC Rating - D

\*\*\* Simply Must Be Viewed Internally - Superb Two Double Bedroom Semi-Detached Home Being Well Presented Throughout With Well Proportioned and Highly Versatile Accommodation and Splendid Private Landscaped Gardens, \*\*\*

This wonderful property offers splendid, highly versatile living space that must be seen in person to be fully appreciate. The ground floor accommodation comprises an inviting entrance porch, hallway, cloakroom/wc, generous lounge, substantial conservatory, modern fitted kitchen with integrated appliances, useful utility room and a converted garage that provides flexible space that could be utilised for a variety of purposes such as a home office/sitting room/storage and is used by the current owners as an occasional bedroom. On the first floor a landing, two good sized double bedrooms, a separate study/dressing room plus a modern three piece bathroom completes the internal living space. The property is garden fronted with a long double driveway offering ample parking. The established rear garden is laid mostly to lawn featuring well maintained shrub and floral displays. The garden extremely private, being not overlooked having open aspects beyond and is ideal for relaxing, children's play 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 and easy access to Worsley loop lines, 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  
Salford - Band B - £1,637 Per Year

• FLOOD RISK  
Very Low

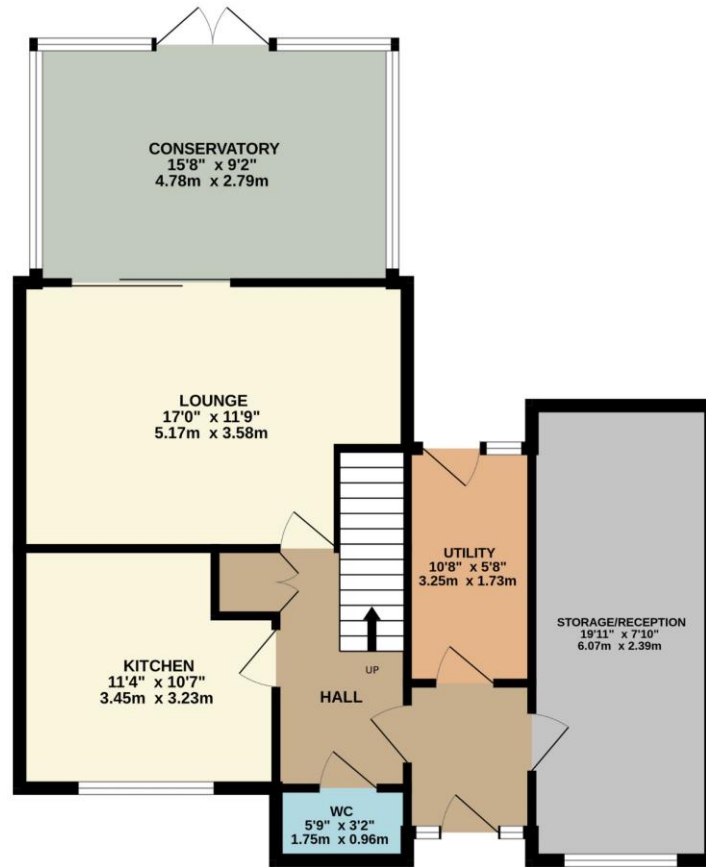
• BROADBAND  
Basic - 14 Mbps  
Superfast - 48 Mbps  
Ultrafast - 1,000 Mbps

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

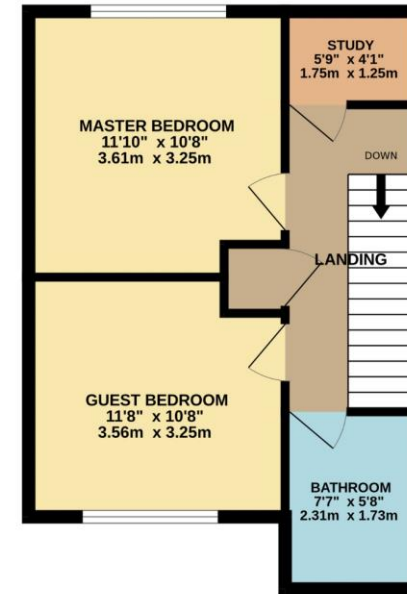




GROUND FLOOR  
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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.  
Made with Metropix ©2024

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.