



*Yarningdale Avenue*  
Worsley

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

# Yarningdale Avenue

Worsley

Detached



4



2

EPC Rating - B

\*\*\* Early Viewing Strongly Advised - Fabulous Modern Detached Family Home Sat in a Wonderful Cul de Sac Setting, with Well Proportioned Living Space, Gardens, Garage and Ample Driveway Parking And Situated within a Much Sought After Residential Worsley Location \*\*\*

Situated upon a superb modern cul-de-sac development of similar homes and within a popular and highly convenient setting, this wonderful, detached home offers well-proportioned living space that is ideally suited to modern lifestyles, that must be seen in person to be fully appreciated.

The accommodation comprises an entrance hallway, splendid lounge, a stunning open plan fitted living kitchen with integrated appliances, separate utility room and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with its own three-piece en-suite shower room) plus a three-piece principal bathroom/wc can be found and completes the internal living space. Outside the property benefits from gardens to the front and rear, with the rear garden being landscaped, offering excellent space for children's play, relaxing and al-fresco entertaining. A double driveway and garage offer ample parking arrangements.

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 Northwest.

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

- TENURE

Leasehold

999 Year Lease - 989 Years Remaining

Start Date - 15.02.2018 - End Date - 01.01.3013

- SATELLITE/FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - Yes

- GROUND RENT/SERVICE CHARGE

£200.00 Per Year

- LOCAL AUTHORITY AND COUNCIL TAX

Salford - Band E - £2,573 Per Year

- FLOOD RISK

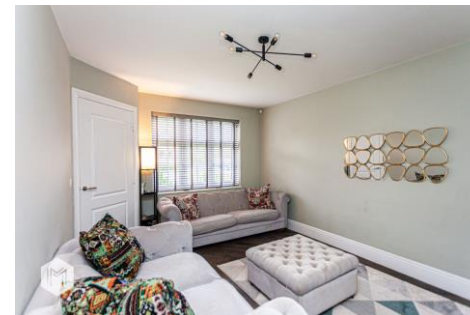
Very Low

- BROADBAND

Basic - 16 Mbps

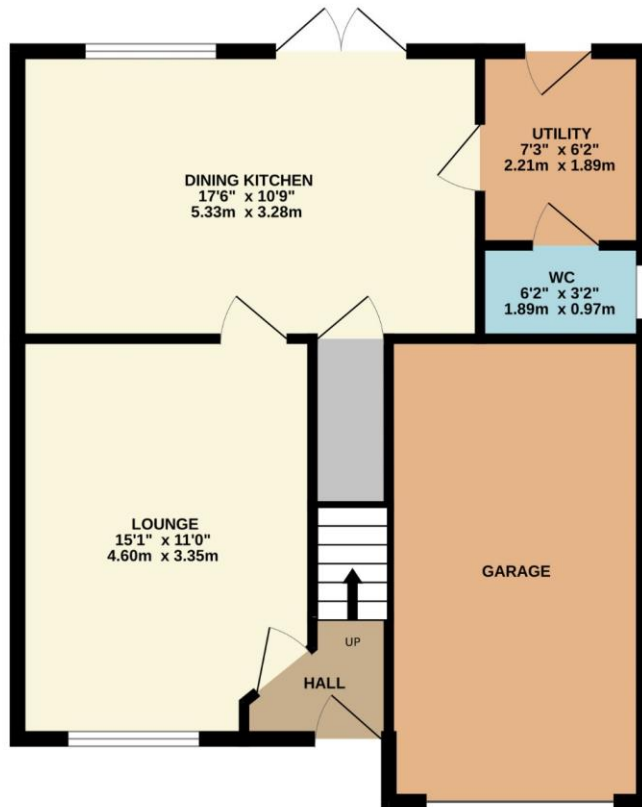
Superfast - 71 Mbps

Ultrafast - 1,000 Mbps

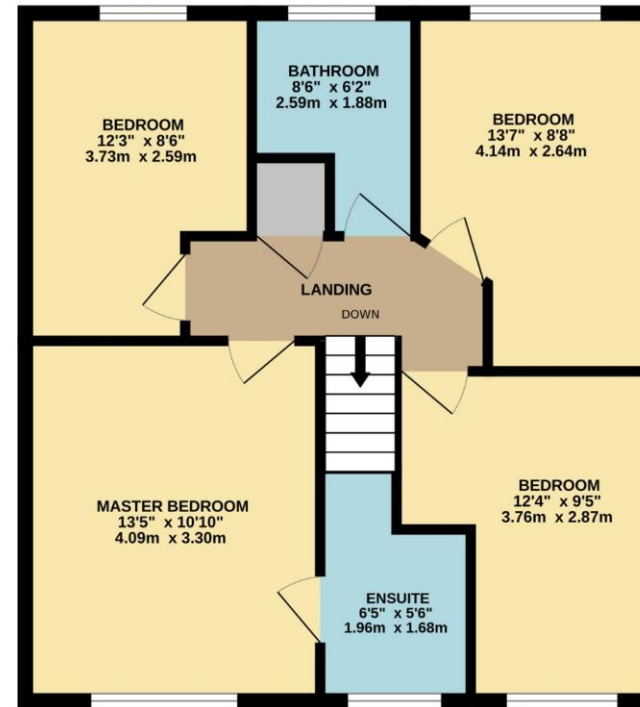




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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