



Poynt Chase
Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

*** Early Viewing Strongly Advised - No Chain Involved ***

Situated within a large, private corner plot upon a prestigious cul-de-sac of similar homes, off the highly sought after Leigh Road in the wonderful area of Worsley, this fantastic executive style home is not one to be missed. The extensive and versatile accommodation includes five bedrooms (three with their own en-suite facilities), five reception areas, a fitted kitchen, utility room, cloakroom/wc and a family bathroom alongside mature gardens the three sides and extensive parking. Located off the highly sought after Leigh Road in the wonderful area of Worsley, the location is within easy access to a host of amenities including a variety of shops, restaurants, the idyllic Worsley village and the beautiful RSH Bridgewater garden centre along with many sought after schools, including St Marks Primary School and Bridgewater School which are practically on the doorstep. The property also is within close proximity to major transport links including the M60 motorway network linking to Manchester and Liverpool city centres making it ideal for those looking to commute across the Northwest. Rarely do homes of this size and stature come to the market, especially at such an attractive price. As such an early internal viewing is strongly advised to avoid disappointment.



Accommodation

The generous and highly versatile accommodation comprises of a spacious yet inviting reception hall, two exceptionally good-sized reception rooms, further sitting room and conservatory, open plan fitted kitchen with a host of integrated appliances, a utility room and a cloakroom/wc to the ground floor. In addition to this a further annex comprises a double bedroom, dressing room/study and a three-piece shower room which is also located upon the ground floor. On the first floor a large and spacious landing, four large double bedrooms (two with their own en-suite facilities) plus a principle bathroom can be found which completes the internal living space. Externally there are large mature landscaped gardens surrounding the property alongside a generous driveway and detached double garage and further ample secure off-road parking.

Reception Rooms

The property is accessed by a reception hall with a staircase providing access to the first-floor galleried landing. There are two exceptionally well-proportioned reception rooms, one currently being used as a principal lounge with a feature inglenook style fireplace and the other as a formal dining room. Both reception rooms are exceptionally spacious in size. In addition to this a sitting room and conservatory provide further reception space.

Kitchen And Utility Room

At the heart of the house is the living kitchen, a contemporary style area which is fitted with an extensive range of wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by integrated appliances. The kitchen offers more than enough room for cooking and dining alike, with double doors offering access into the large dining room making it ideally suited to modern living. Adjacent to here, a utility room provides yet more useful storage space.

Master Suite

The breathtaking Master Suite is an area of epic proportions comprising a large master bedroom with dual aspect windows, fitted wardrobes and its own superb three-piece shower room.







Bedrooms

There are three further large double bedrooms, each with its own style and character. Of particular interest is the guest bedroom which features its own three-piece en-suite shower room and walk in wardrobe.

Cloakroom/WC And Family Bathroom

Located off the reception hall, a cloakroom/wc ideally services the ground floor accommodation. On the first floor a principal bathroom can be found which has four pieces including a corner bath, wash basin, bidet and wc, complemented by tiled elevations.

Annex

Situated upon the ground floor, the property has its own annex which includes a further double bedroom, dressing room/study and a further three-piece shower room. This could be ideal for a dependent relative or teenage suite however offers versatile space to be converted into additional reception space without extending, if required.

Parking And Gardens

The property is situated within a generous corner plot with mature gardens to three sides that are private and not overlooked, featuring areas laid to lawn with mature shrub and floral borders and mature trees. The gardens are ideal for children's play, relaxing and al-fresco entertaining. A large driveway to the front provides ample off-road parking alongside a detached double garage. This provides ample space for secure parking and potential conversion to games room/home office if required.

• Tenure

Leasehold
999 Year Lease - 972 Years Remaining
Start Date - 20.08.1998 - End Date - 01.01.2996

• Ground Rent/Service Charge

£100.00 Per Year

• Local Authority And Council Tax

Salford - Band G - £3,508 Per Year

• Flood Risk

Very Low

• Broadband

Basic - 8 Mbps
Superfast - 40 Mbps
Ultrafast - 1,000 Mbps

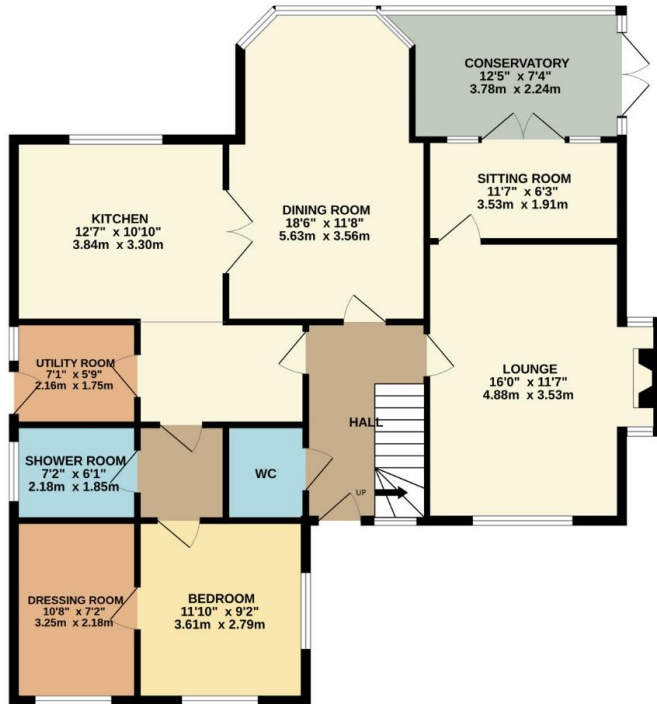
• Satellite/Fibre TV Availability

BT - Yes
Sky - Yes
Virgin - Yes

EPC Rating - To be confirmed



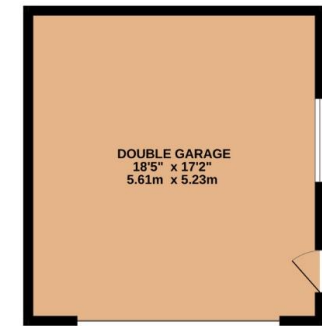
GROUND FLOOR
1182 sq.ft. (109.9 sq.m.) approx.



1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



DOUBLE GARAGE
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 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.