



Herringbone Road
Worsley

Miller Metcalfe
Every step of the way

Herringbone Road

Worsley

Detached



4



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EPC Rating - B

*** Simply Must Be Viewed - Stunning Four Bedroomed Three Storey Detached Family Home, Beautifully Presented Throughout, Sought After Residential Location, Early Inspection Strongly Advised ***

This property simply must be viewed to fully appreciate the quality, proportions, curb-appeal and style that it has to offer. A true credit to its current owners, the property is presented to the highest of standards throughout.

The accommodation comprises an inviting entrance hall, light and airy lounge enhanced with a front facing box window, modern fitted living kitchen with integrated appliances and double-door access to the garden - perfect for flexible family living and entertaining, a utility area and a cloakroom/wc to the ground floor. On the first floor there are three well-proportioned bedrooms, (guest bedroom with its own en-suite shower room) and a beautifully finished modern family bathroom can be found. The wonderful master suite encompasses the entire second floor featuring a fabulously proportioned and light and airy master bedroom complete with its own three-piece bathroom that completes the internal living space.

Externally the property benefits from a beautiful, landscaped garden to the rear complete with a patio area and manicured lawn, ideal for children's play, relaxing and al-fresco entertaining. To the front, ample off-street parking is available, including a spacious driveway and integral garage. There is also fitted electric vehicle charger.

The property is close in proximity to several popular local amenities including bars, restaurants, shopping and leisure facilities while having excellent transport links to Manchester city centre, Media City, Salford Quays and the Trafford Centre.

Properties in this location, with the character and calibre of this home are seldom available on the market for long. With this in mind, an early internal viewing is strongly advised to avoid disappointment.

TENURE

Leasehold - 250 years - 243 Years Remaining
Start date: 01/01/2016 - End date: 01/01/2266

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - Yes

GROUND RENT / SERVICE CHARGE

Approx £186 per annum

LOCAL AUTHORITY / COUNCIL TAX

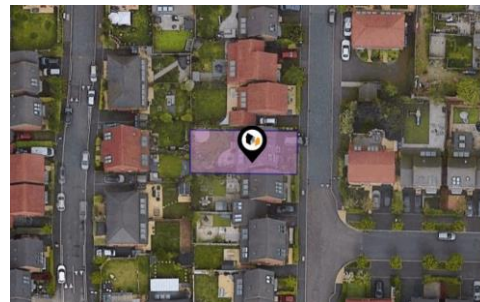
Salford City Council
Band D - £2,324.46 per annum.

FLOOD RISK

Very Low

BROADBAND

Basic 14 Mbps
Superfast 74 Mbps
Ultrafast 1000 Mbps







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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