



*Duchy Avenue*  
Worsley

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



# Duchy Avenue

Worsley

Semi Detached



3



1

EPC Rating - C

\*\*\* Simply Must Be Viewed - No Chain Involved - Fabulous Traditional Semi-Detached Home With Superb Well Proportioned Living Space, Private Gardens, Ample Parking And Situated within a Highly Sought After Residential Cul-De-Sac Location \*\*\*

Situated within a popular and highly convenient setting, this wonderful period semi-detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated. The accommodation comprises an inviting entrance hallway, superb lounge plus a splendid open plan fitted dining kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus lovely modern three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a drive offering ample parking. The rear landscaped garden is private and not directly overlooked, offering excellent space relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities Worsley and Walkden has to offer and is well placed for well renowned schooling. It is also ideal for access to major transport links 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, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE  
Leasehold

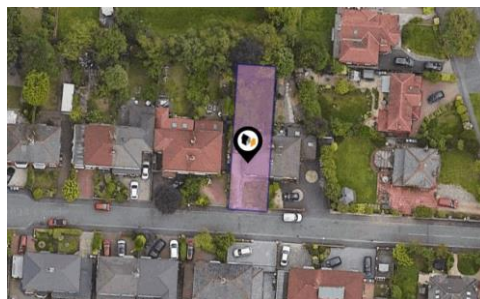
• GROUND RENT/SERVICE CHARGE  
To Be Confirmed

• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band D - £2,105 Per Year

• FLOOD RISK  
Very Low

• BROADBAND  
Basic - 15 Mbps  
Superfast - 32 Mbps  
Ultrafast - 1,000 Mbps

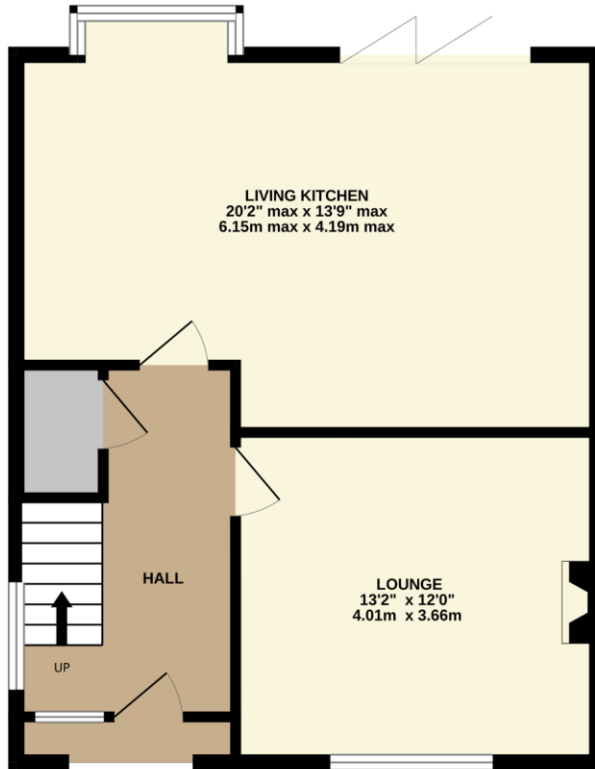
• SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes



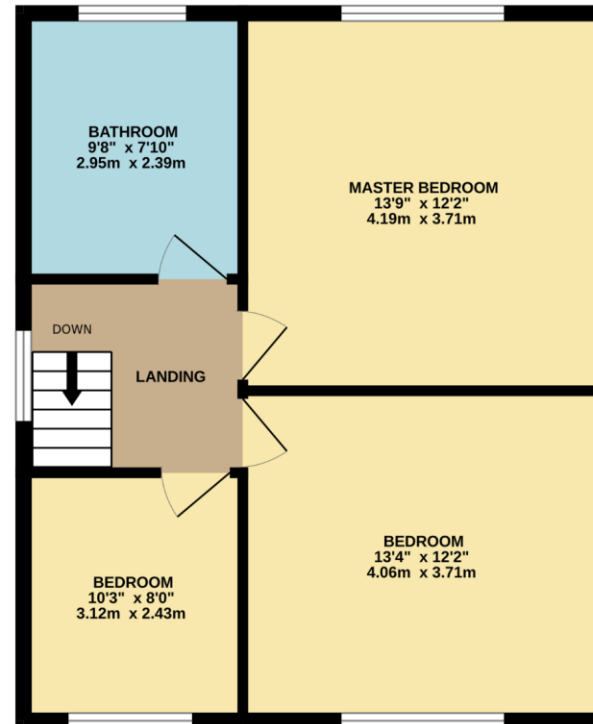




GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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