



Old Clough Lane

Worsley

Miller Metcalfe
Every step of the way

Old Clough Lane

Worsley

Semi Detached



3



1

EPC Rating - To be confirmed

*** Internal Viewing A Must - Fabulous Extended Traditional Bay Fronted Semi-Detached Home With Superb Living Space, Private Landscaped Gardens, Ample Parking and Situated Within a Much Sought After Highly Convenient Cul-de- Sac Setting ***

Situated within the much sought after area of Worsley, this fabulous semi-detached home offers well-proportioned living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated. Having been extended to the ground floor with excellent potential for further development if required (subject to relevant planning consent) the accommodation comprises an inviting entrance hallway, generous superb lounge plus a modern fitted dining kitchen with integrated appliances. On the first floor a landing, three bedrooms plus a splendid three-piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a driveway offering ample parking. The rear garden offers excellent space for children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley, Walkden 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 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 and as such, an early internal viewing is strongly advised to avoid disappointment.

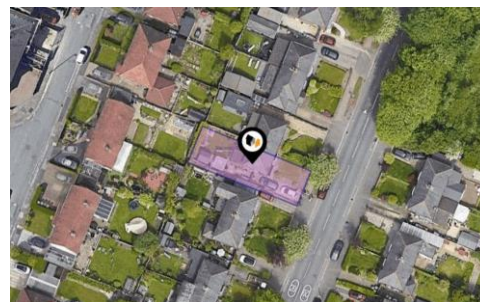
- **TENURE**
Leasehold
999 Year Lease - 907 Years Remaining
Start Date - 01/06/1933
End Date - 24/06/2931

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

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band C - £2,066.19 Per Year

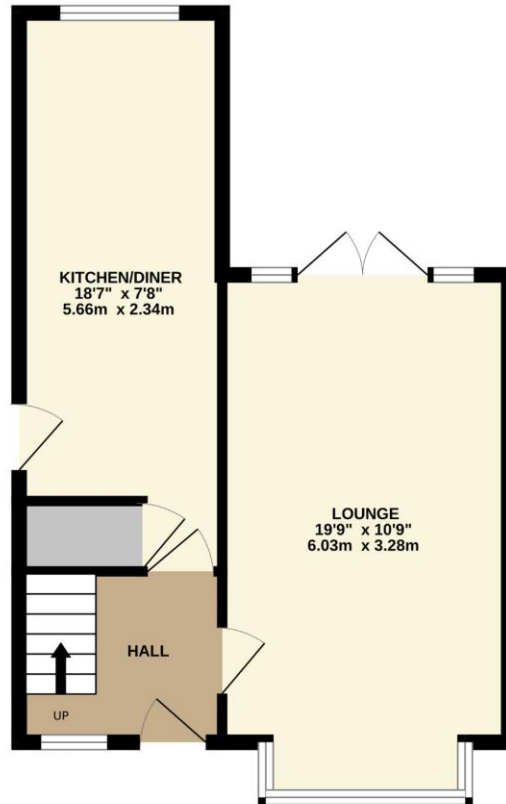
- **FLOOD RISK**
Very Low

- **BROADBAND**
Basic - 16 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps

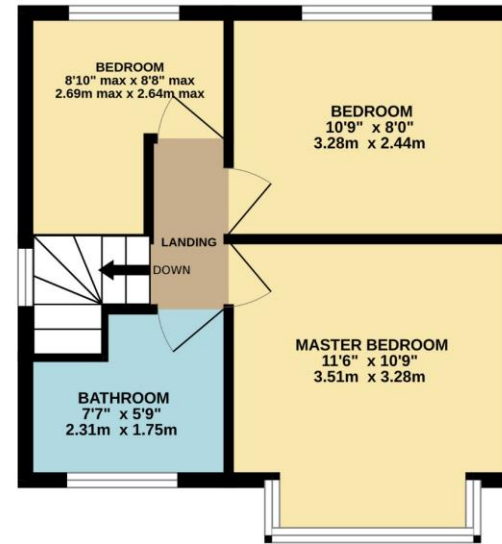




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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