



Cotton Fields

Worsley

Miller Metcalfe

Every step of the way

Cotton Fields

Worsley

Detached  4  3 EPC Rating - To be confirmed

*** Superb Modern Detached Family Home With Well Proportioned Living Space Over Three Floors, Private Gardens, Detached Garage, Ample Parking And Situated within a Much Sought After Residential Location ***

OFFERED WITH NO ONWARD CHAIN

Situated upon a fabulous modern 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 and must be seen in person to be fully appreciated.

The accommodation comprises an entrance hallway, cloakroom/wc, superb lounge plus a splendid open plan fitted breakfast kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms (master with a three piece en-suite shower room/wc) plus a four piece principal bathroom/wc can be found. On the second floor a further landing, two more large double bedrooms and a three piece shower room/wc and completes the internal living space. Outside the property is garden fronted with a drive and garage offering ample parking. The side 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 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 North West.

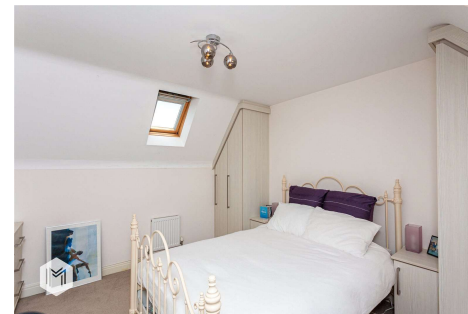
Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

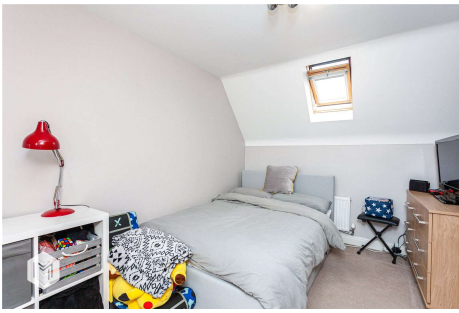
• **TENURE**
Leasehold - 999 Year Lease - 988 Years Remaining
Start Date - 28.02.2013 - End Date - 01.01.3011

• **GROUND RENT/SERVICE CHARGE**
We have been informed by the vendor that the ground rent is £150.00 per year

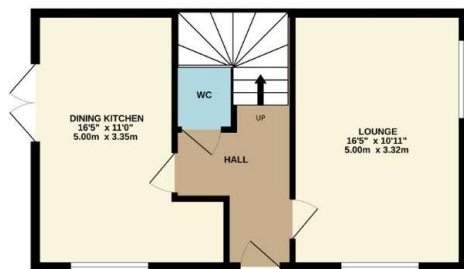
• **LOCAL AUTHORITY**
Salford
• **COUNCIL TAX**
Band D - £2,105 per year.

- **FLOOD RISK**
Very Low
- **BROADBAND**
Basic - 15 Mbps
Superfast - 80 Mbps
Ultrafast - 1,000 Mbps
- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - Yes

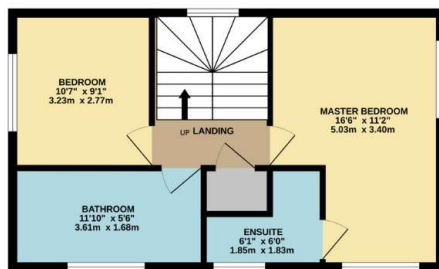




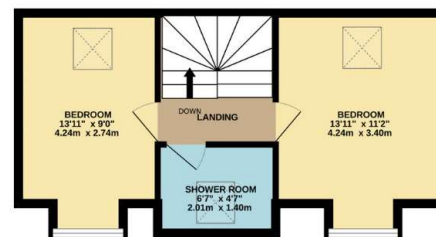
GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
362 sq.ft. (33.4 sq.m.) approx.



GARAGE
145 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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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.