



Ashford Avenue

Worsley

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

# Ashford Avenue

Worsley

Semi Detached



2



1

EPC Rating - D

\*\*\* A DELIGHTFUL TRUE BUNGALOW, NOT TO BE MISSED, OFFERED FOR SALE WITH NO ONWARD CHAIN \*\*\*

Situated within a popular and highly convenient setting, this fabulous semi-detached home offers well-proportioned and highly versatile living space is perfect for a couple or individual that is looking to reside over one level and that must be seen in person to be fully appreciated. The accommodation comprises an entrance porch, good sized lounge, large separate dining room/could be used as a third bedroom, a modern fitted kitchen, superb master bedroom with extensive fitted wardrobes and a further bedroom also benefitting from fitted wardrobes and a three piece shower room. Outside the property is garden fronted with a drive and a detached garage offering ample parking. The rear landscaped garden is a joy to behold offering excellent space for al-fresco entertaining.

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

## TENURE

Leasehold  
Lease Start Date  
06 Aug 1964  
Lease End Date  
17 Apr 2954  
Lease Term  
990 years from 17 April 1964  
Lease Term Remaining  
930 years

## LOCAL AUTHORITY

Salford  
Council Tax  
Band: C  
Annual Price:  
£2,066

## MOBILE COVERAGE

EE - Medium

Vodafone - Medium  
Three - n/a  
O2 - Medium

## BROADBAND

Basic  
5 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1000 Mbps

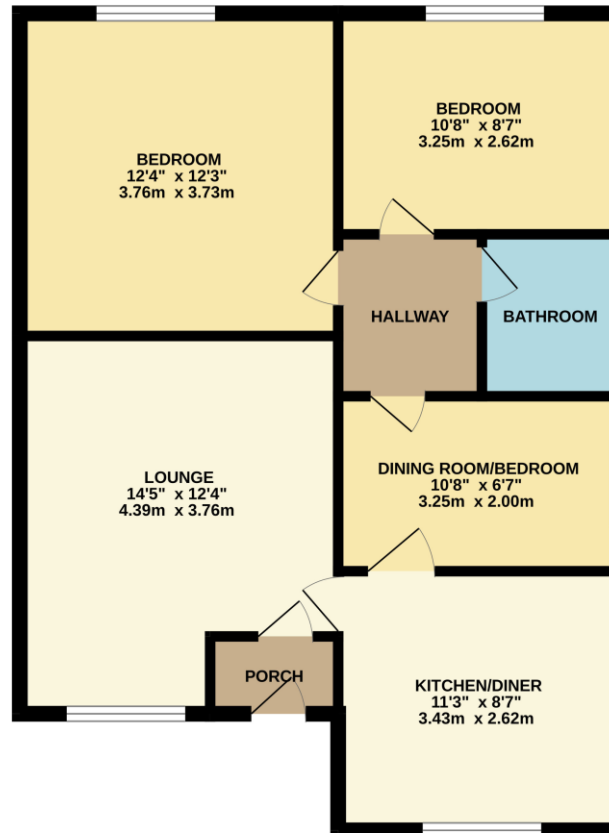
## SATELLITE / FIBRE TV AVAILABILITY

BT - Yes  
Sky - Yes  
Virgin - Yes





GROUND FLOOR



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.